WARRANTY DEED

Karen Johnson Davidson County
Batch# 1019674 DEEDWARR
06/27/2023 02 17 11 PM 2 pgs
Fees $13 00 Taxes $1,091 50

20230627-0048886

BS-C4K-22-617

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$30,053 20~~ $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2023

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
JP Investment Group, LLC	**New Owner**	
(NAME)	(NAME)	**182-12-0A-029 00-CO**
5115 Maryland Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DARRELL JONES AND MECHARD JONES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JP INVESTMENT GROUP, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 311 on the Plan of Apple Valley, Section 1 of record in Plat at Instrument No 20020809-0096488 and as corrected by Surveyor's Certificate of Correction of record in Instrument No 20021203-0148635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Darrell Jones and Merchard Jones by Warranty Deed from Signature Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20060721-0088366, Register's Office for Davidson County, Tennessee, dated July 14, 2006 and recorded on July 21, 2006

This conveyance is subject to
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record as Instrument Number 20020809-0096488 and Surveyor's Certificate of Correction of record in Instrument No 20021203-0148635, Register's Office of Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020724-0088783, Register's Office for Davidson County, Tennessee
- By-Laws of record in Instrument Number 20020724-0088784 and amended in Instrument No 20091116-0105278, in the Register's Office for Davidson County, Tennessee
- Charter for HOA of record in Instrument Number 20020724-0088782, in the Register's Office for Davidson County, Tennessee
- Easement for Storm Water of record in Instrument Number 20020528-0064320, in the Register's Office for Davidson County, Tennessee
- Quitclaim Deed of Common Area/Open Space of record in Instrument Number 20080812-0082767, in the Register's Office for Davidson County, Tennessee
- Subject to rights of others in and to the common areas and/or elements
- A Deed of Trust by Darrell Jones and Mechard Jones, husband and wife, trustor, to Forsythe Title and Escrow, trustee, for the benefit of First Franklin A Division of NAT City Bank of IN, beneficiary, to secure a note in the original amount of $ 206,560 00 secured thereby, dated July 14, 2006, and recorded on July 21, 2006, of record as Instrument Number 20060721-0088367, Register's Office for Davidson County, Tennessee
- Notice of Lien of record in Instrument Number 20130723-0075885, in the Register's Office for Davidson County, Tennessee
- Federal Tax Lien against Mechard Jones, of record at Instrument No 20160718-0073511, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **617 Applejack Ct, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this the 5th DAY OF JANUARY, 2023

Darrell Jones

Mechard Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARRELL JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 5th of January, 2023

Notary Public
My Commission Expires _____
(SEAL)

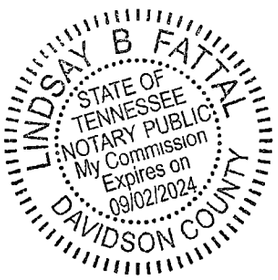


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MECHARD JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 5th of January, 2023

Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212