WARRANTY DEED

Karen Johnson Davidson County
Batch# 1021388 DEEDWARR
06/30/2023 02:19:30 PM 2 pgs
Fees: $13.00 Taxes: $1,103.15
20230630-0050276

WG-PB-23-842

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,148.64.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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)
JPP Development Group LLC		
(NAME)	(NAME)	**072-09-0-026.00**
842 Cherokee Avenue	1406 Charlotte Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville TN 37203	
(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, **TURNKEY BUILDERS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JPP DEVELOPMENT GROUP LLC A TENNESSEE LIMITED LIABILITY COMPANY,** 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 the West 50 feet of Lot No. 36 and the East 12-1/2 feet of Lot No. 34 on the Map of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, of record in Book 332, page 34, Register's Office for said County.

Said parts of said lots adjoin and fronts together 62-1/2 feet on the south side of Cherokee Avenue and run back between lines, 325 feet, more or less, on the west line of part of Lot No. 34, 329.8 feet, more or less, on the east line of Lot No. 36 to a dead line on which they measure 62-1/2 feet.

Being the same property conveyed to Henry T. Jackson and wife, Weader Hall Jackson by Warranty Deed from Charles M. Oglesby and wife, Lona C. Oglesby, of record in Book 2861, page 233, Register's Office for Davidson County, Tennessee, dated January 05, 1959 and recorded on January 07, 1959. (Value or consideration shown in aforementioned deed $7,950.00.)

Henry T. Jackson and Weader Hall Jackson having become divorced in 1969; Decree of record in Book 4468, Page 902, said Register's Office.

Weader Hall Jackson having become deceased on or about March 9, 2020; Affidavit of Heirship in Instrument No. 20210728-0101407, and Instrument No. 20210728-0101406, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Turnkey Builders LLC by deed from Charles Thomas Jackson, a single person, Johnny Lloyd Jackson, a married person, Sandra J. Mayberry, a married person, Donna Sue Jackson, a single person and Ruth Aileen Trolinger, a single person, all Heirs at law of Weader Hall Jackson, deceased of record in Instrument No. 20210728-0101408, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **842 Cherokee Avenue, Nashville, Tennessee 37207**.

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 29 DAY OF JUNE, 2023.

Turnkey Builders, LLC

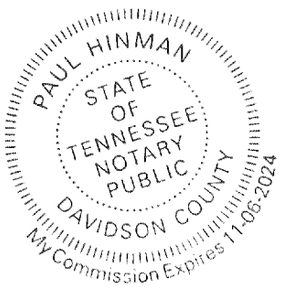
BY:_____
Percy Baker
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PERCY BAKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of TURNKEY BUILDERS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of June, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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