QUITCLAIM DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

LB-QCD-23-425

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW
2012 21ST AVE S
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)	**059-12-0-038 00**
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, **R & J HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JP INVESTMENT GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to 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 65 on the Plan of Section One, Highland Trace Subdivision of record in Plat Book 5200, page 580, and corrected by a Surveyor's Certificate of Correction of record in Book 6149, page 817, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot

Being the same property conveyed to R&J Holdings LLC, executed on June 2, 2022 and recorded June 7, 2022 as instrument number 20220607-0065266, Register's Office for Davidson County, Tennessee

R&J Holdings LLC and R&J Holding LLC, A Tennessee Limited Liability Company being one in the same

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **425 Revels Drive, Nashville, Tennessee 37207**

Karen Johnson Davidson County
Batch# 1028593 **DEEDQC**
07/20/2023 10 23 48 AM 2 pgs
Fees $12 00 Taxes $0 00

20230720-0055911

Witness my/our hand(s) this the 18th day of July, 2023

R&J Holding LLC, a Tennessee limited liability company

BY _____
Johnnie Poole
Member

R&J Holding LLC, a Tennessee limited liability company

BY _____
Ricardo Hall
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHNNIE POOLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of R&J HOLDING LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER

Witness my hand and official seal, this the

_____
Notary Public
My Commission Expires 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared RICARDO HALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of R&J HOLDING LLC LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER

Witness my hand and official seal, this the

_____
Notary Public
My Commission Expires 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:

JP Investment Group LLC
5115 Maryland Way
Brentwood, TN 37027