WARRANTY DEED

Karen Johnson Davidson County
Batch# 1030275 **DEEDWARR**
07/25/2023 10 45 07 AM 2 pgs
Fees $13 00 Taxes $795 50

20230725-0057238

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

BS-JP-23-3273

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) **5115 Maryland Way**	(NAME)	**080-08-0-211.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(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, **JAMES E. WOODS AND MILLICENT E. HOLBROOKS-WOODS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JP INVESTMENT 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 Lot No. 100, on the Plan of Bordeaux Hills, Section IV, of record in Book 3600, page 49, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Hinkle Drive, at the corner of Lots 99 and 100; thence with the line between said lots, southerly 96 6 feet to the corner of Lot No 101, thence with the line between Lots 100 and 101, westerly 86.3 feet to the easterly margin of Mayer Lane, thence with the margin of same, northerly 85 24 feet to the beginning of a curve, thence around said curve, northeasterly 38.67 feet to the margin of Hinkle Drive, thence with the margin of same, easterly 64 feet to the point of beginning.

Being the same property conveyed to Millicent E. Holbrooks, unmarried by Warranty deed from William O. Simpkins and wife, Doreene D. Simpkins of record in Book 9037, page 799, Register's Office for Davidson County, Tennessee, dated August 03, 1993 and recorded on August 05, 1993. (Value or consideration shown in aforementioned deed $47,500 00.)

Being the same property conveyed to James E. Woods and Millicent E. Holbrooks-Woods aka Millicent E Holbrooks, husband and wife by Quitclaim deed from Millicent E. Holbrooks now known as Millicent Holbrooks-Woods, a married woman of record in Instrument No. 20170308-0023039 Register's Office for Davidson County, Tennessee, dated March 06, 2017 and recorded on March 08, 2017. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 49, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3765, Page 141, 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: **3273 Hinkle Drive, Nashville, Tennessee 37218**.

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 19th DAY OF JULY, 2023

James E. Woods

Millicent E. Holbrooks-Woods

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES E WOODS, 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 19th of July, 2023

Notary Public
My Commission Expires _____
(SEAL)

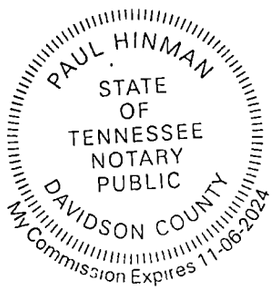


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MILLICENT E. HOLBROOKS-WOODS, 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 19th of July, 2023

Notary Public
My Commission Expires _____
(SEAL)



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