WARRANTY DEED

Karen Johnson Davidson County
Batch# 1040481 DEEDWARR
08/21/2023 11 28 17 AM 2 pgs
Fees $13 00 Taxes $666 00

20230821-0064962

BS-JP-23-8239

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES

(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)	**075-10-0-057 00**
5115 Maryland Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **DENNIS D. ADAMS AND WIFE, SHIRLEY C. ADAMS AND CANDACE J. KERR,** 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 80 on the Map of Hermitage Estates, as of record in Plat Book 3300, pages 70-71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more detailed description of said lot

Being the same property conveyed to Dennis D Adams and wife, Shirley C Adams by Warranty deed from Alice M Fey, William F Fey , James B Fey, Sr , John H Fey and Jere C Fey, being all the heirs at law of Lillian H Fey, deceased, of record in Book 11276, page 721, Register's Office for Davidson County, Tennessee, dated December 28, 1998 and recorded on December 31, 1998 (Value or consideration shown in aforementioned deed $106,900 00)

Being the same property conveyed to Dennis D Adams and wife, Shirley C Adams, a one/half undivided interest, and Candace J Kerr, a one/half undivided interest, as joint tenants with right of survivorship, by Quitclaim deed from Dennis D Adams and wife, Shirley C Adams of record in Instrument No 20230308-0016575 Register's Office for Davidson County, Tennessee, dated March 02, 2023 and recorded on March 08, 2023

This conveyance is subject to
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 70 and 71, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 3403, Page 556, 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 **8239 Luree Ln, Hermitage, Tennessee 37076**

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 16th DAY OF AUGUST, 2023

Dennis D Adams

Shirley C Adams

Candace J Kerr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENNIS D ADAMS, 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 16th of August, 2023

Notary Public
My Commission Expires _____
(SEAL)

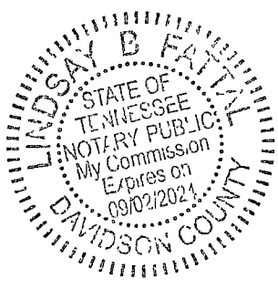


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHIRLEY C ADAMS, 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 16th of August, 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, CANDACE J KERR, 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 16th of August, 2023

Notary Public
My Commission Expires _____
(SEAL)



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