Karen Johnson Davidson County
Batch# 1044625 DEEDWARR
08/31/2023 08:40:30 AM 4 pgs
Fees: $23.00 Taxes: $1,298.70
20230831-0068172

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20238639

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$351,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 28th day of August, 2023.

Notary Public
My Commission Expires: 11-2-26

SYDNEY WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 28th day of August, 2023, among:

JP INVESTMENT GROUP, LLC,

A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MUSIC CITY HOLDINGS, LLC,
A TEXAS LIMITED LIABILITY COMPANY

a Texas limited liability company, its successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 39 of Kensal Green North Subdivision of record in Plat Book 7900, page 951, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to JP Investment Group, LLC, a Tennessee limited liability company by deed from Thomas J. Mills and wife, Latoya Mills, dated July 9, 2020, of record in Instrument No. 20200713-0076236, Register's Office for Davidson County, Tennessee.

Being also known as 3620 Dove Creek Road, Antioch, TN 37013.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

JP Investment Group, LLC

BY: _____
Jonnie B Poole II

State of Florida
County of St. Johns

Johnnie B Poole II

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Jonnie B Poole II*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***Authorized Signor*** of ***JP Investment Group, LLC*** the within named bargainor, and that he/she as such ***Authorized Signor*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Authorized Signor***.

Witness my hand and official seal this 28th day of August, 2023.

_____
Notary Public
My Commission Expires: 11.7.23

NANCY W. SCHRECONGOST
Notary Public - State of Florida
Commission # GG 930012
My Comm. Expires Nov 7, 2023

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 3620 Dove Creek Road
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 3620 Dove Creek Road
City, State, Zip: Antioch, TN 37013

Tax ID: 150-12A-197.00

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **August 28, 2023**.

Affiant Signature

8/28/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **28th** day of **August**, 20**23**.

Notary's Signature

My Commission Expires: _____

Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026