Karen Johnson Davidson County
Batch# 1056219 DEEDWARR
10/02/2023 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20231002-0077276

WARRANTY DEED

TENNESSEE NOTARY PUBLIC My Comm Exp March 8, 2025 COUNTY OF CANNON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BS-JP-23-3212

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)
Mariangel Angel Zumbado	**NEW OWNER**	
(NAME)	(NAME)	**080-08-0-046.00**
3212 Crowe Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **JP INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARIANGEL ANGEL ZUMBADO, MARRIED,** 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 situated in Davidson County, Tennessee:

Lot 251, Bordeaux Garden Subdivision, Section 1, as shown on plat of record in Plat Book 3300, Page 91, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Josephine Guinn, being the same person as Josephine Gwinn by deed from Gloria Guinn, being one and the same person as Gloria Gwinn, a single person of record in Book 6648, page 50, Register's Office for Davidson County, Tennessee, dated August 28, 1985 and recorded on September 05, 1985.

Said Josephine Guinn died on October 29, 2012, predeceased by Gloria Guinn and survived by Herschel Guinn.

Gloria Guinn was survived by Debra D. Curry Moore, Albert Lee Curry, Jr., and Victor Antonio Curry. See Affidavit of Heirship of record in Instrument No. 20230607-0043170 and 20230607-0043171, said register's office.

Said Herschel Guinn died March 21, 2023 survived by Anjeanette Guinn. See Affidavit of Heirship of record in Instrument No. 20230607-0043169, said register's office.

Being the same property conveyed to JP Investment Group, LLC a Tennessee limited liability company by Deed from Debra D. Curry Moore, Albert Lee Curry, Jr., Victor Antonio Curry and Anjeanette Guinn as the only heirs-at-law of Josephine Guinn, deceased, of record in Instrument No. 20230607-0043172, Register's Office for Davidson County, Tennessee dated May 31, 2023 and recorded on June 7, 2023.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 91, 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: **3212 Crowe 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 29th DAY OF SEPTEMBER, 2023.

JP Investment Group, LLC

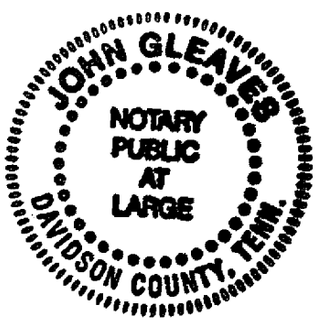
BY: _____
Johnnie B. Poole, II
Chief Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHNNIE B. POOLE, II, 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 CHIEF MEMBER of JP INVESTMENT GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such CHIEF MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of September, 2023.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)



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

Tennessee Certification of Electronic Document

I, Eileen Smith, 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 9/29/23 (date of document).

Eileen Smith
Affiant Signature

10/2/23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 2nd day of Oct, 2023

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

AMY GENTRY
TENNESSEE NOTARY PUBLIC
My Comm Exp March 8, 2025
COUNTY OF CANNON