SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 N. Mt. Juliet Road, Suite 202, Mt. Juliet, Tennessee 37122

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $301,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of October, 2023.

Notary Public

COMMISSION EXPIRES: 01/26/2025

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1060523 DEEDWARRSP
10/13/2023 02:23:30 PM 2 pgs
Fees: $13.00 Taxes: $1,113.70
20231013-0080456

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. P. Investment Group, LLC	NEW OWNER	119-14-0-125
(NAME)	(NAME)	
5115 Maryland Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Cathryn Armistead, as duly appointed Conservator for and on behalf of Betty Street Jones,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. P. Investment Group, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 52 on the Map of Tuggle Heights, as of record in Book 1130, page 90, Register's Office for Davidson County.
Said Lot fronts 60 feet on the west side of Wingate Avenue. and runs back between lines, 165.8 feet on the north 1ine and 172.7 feet on the south line to a dead line in the rear on which it measures 60 feet.
This conveyance is made subject to 10-foot easement for public utilities, 40-foot building setback line from Wingate Avenue, and conditions of owners certificate, as shown on plan of record in book 1130, page 90, said Register's Office.

Being the same property conveyed to Betty Street Jones by Deed dated April 26, 1969 from Samuel K. Jones, recorded April 29, 1969, in Book 4329, Page 128, in the Register's Office of Davidson County, Tennessee. Cathryn Armistead was appointed Conservator for Betty Street Jones by Order of the Second Circuit Court of Davidson County, Tennessee (Case No. 23P1062). This sale and conveyance of the property by Cathryn Armistead as the Conservator for Betty Street Jones was approved in said Court by Order entered September 19, 2023.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2929 Wingate Ave Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their successors and assigns, forever, and GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR, (other than claims arising out of the matters set forth above), but not further or otherwise. 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 hands this 11 day of October, 2023.

Betty Street Jones, Grantor

By: _____, Conservator
Cathryn Armistead, Conservator

State of Tennessee)
County of Davidson)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Cathryn Armistead, Conservator of Betty Street Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged herself to be Conservator of Betty Street Jones, the within named bargainor, and in my presence executed the within instrument, further acknowledging under oath that she executed same for and on behalf of said grantor, in her capacity as said Conservator of Betty Street Jones, being duly authorized so to do, for the purposes therein contained.

WITNESS my hand and seal this 11 day of Octoberr, 2023.

Commission Expires: 01/26/2025

_____
Notary Public

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 12 day of October, 2023.

_____ 10/12/2023
Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 12 day of October, 2023.

Commission Expires: Sept. 2, 2024

_____
Notary Public

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024