Karen Johnson Davidson County
Batch# 1067656 AFFIDAVIT
11/02/2023 12:17:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231102-0085882

This Instrument Prepared By:
Alan D. Hall
Alan D. Hall Attorney at Law PLC
P.O. Box 682744
Franklin, TN 37068

AFFIDAVIT CLAIMING INTEREST IN PROPERTY

Map & Parcel:

083031O00100CO
083031O00200CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant(s) being duly sworn on oath, state(s) and warrant(s) as follows:

1) Affiant(s) has (have) a real interest in the Premises described below commonly known by the address of 2109 CARTERS AVENUE, NASHVILLE, TN 37206 and described as follows:

> **Land in Davidson County, Tennessee, being Units A & B on the Plan of Twentyone-Nine Carter Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220617-0069845, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**
>
> **Being the same property conveyed to R & J Holding LLC, a Tennessee limited liability company by Warranty Deed from Francis W. Jones, married, dated May 5, 2022 and recorded May 11, 2022, of record in Instrument No. 20220511-0053542, Register's Office of Davidson County, Tennessee.**

2) The undersigned is fifty percent (50%) owner of R & J Holding LLC.

3) R & J Holding LLC ("R & J ") is a Tennessee Limited Liability Company formed on April 26, 2022.

4) The members of R & J are Ricardo Hall and Johnnie Poole, each owning a fifty percent (50%) interest in R & J.

5) On or around December 30, 2022, Johnnie Poole acting without the knowledge, acquiescence or authority of either the undersigned, or R & J, executed for zero consideration, a Quit Claim Deed purporting to vest title from R & J into JP Investment Group LLC.

6) JP Investment Group LLC, upon information and belief, is one hundred percent (100%) owned by Johnnie Poole.

7) JP Investment Group LLC did not purchase, bargain or otherwise obtain authority of the undersigned to acquire the asset of R & J, including the property at 2109 Carters Ave., Nashville, Tennessee 37206.

8) R & J and the undersigned file the Affidavit with the intent and purpose of establishing legal claim to the property located at 2109 Carters Ave., Nashville, Tennessee 37206, Map & Parcel 083031O00100CO, 083031O00200CO

FURTHER AFFIANT(S) SAITH NOT.

Signed this 1st day of November 2023:

RICARDO D. HALL (aka Rico Hall)

RIMON SAWIRES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

On this 1st day of November 2023, before me personally appeared Ricardo D. Hall, to me known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that such person (or persons) executed the same as such person's (or person's) free act and deed.

Notary Public
My commission expires: 9/7/26