WARRANTY DEED

Karen Johnson
Batch # 1090579
01/11/2024 10:35:42 AM
Fees: $13.00 Taxes: $795.50

Davidson County
DEEDWARR
2 pgs

20240111-0002418

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

BS-C4K-23-2761

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)	059-12-0-002-00
5115 Maryland		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **JUSTIN CUTLER, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JP INVESTMENT GROUP, LLC,** 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. 242 on the Plan of Section Two First Addition Trinity Hills Village of record in Plat Book 4460, Page (s) 45 and 46, 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 First Jordan, FLP, as Trustee of the 2761 Old Matthews Road Trust by Warranty Deed from Sandra Chumney, as Conservator for the Estate of Martha N. Winfrey of record in Instrument No. 20130905-0094046 Register's Office for Davidson County, Tennessee, dated September 5, 2013 and recorded on September 5, 2013.

Being the same property conveyed to Justin Cutler by Warranty Deed from First Jordan, FLP, as Trustee of the 2761 Old Matthews Road Trust of record in Instrument No. 20130917-0098005 Register's Office for Davidson County, Tennessee, dated September 5, 2013 and recorded on September 17, 2013.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page (s) 45 and 46, Register's Office for Davidson County, Tennessee.
- Any and all matters as being set out in Warranty Deed of record in 20130917-0098005 including but not limited to restrictions, easements, covenants, reservations, and exceptions in the aforesaid Registers office
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2761 Old Matthews Rd, Nashville, Tennessee 37207-3828**.

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 8th DAY OF JANUARY, 2024.

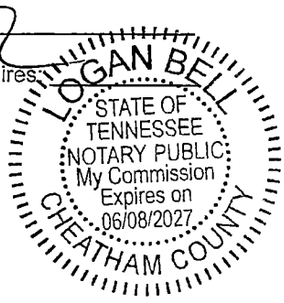
Justin Cutler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN CUTLER, 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 8th of January, 2024.

Notary Public
My Commission Expires:
(SEAL)



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