WARRANTY DEED

Karen Johnson
Batch # 1091701
01/22/2024 02:02:12 PM
Fees: $13.00 Taxes: $1,024.90

Davidson County
DEEDWARR
2 pgs

20240122-0003377

BS-C4K-23-3107

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC 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 $277,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

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) **5115 Maryland Way**	(NAME)	**060-02-0-105-00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(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, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 the12th Civil District of Davidson County, Tennessee, to wit: Being Lot No. 75 on the plan of Parkwood Estates, Section I, of record in Book 2900, Page 120, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 75 fronts 73 feet on the North side of Meadowside Lane and extends back 143.3 feet on the West line and 137.1 feet on the East line, to a dead line in the rear on which it measures 81.35 feet.

Being the same property conveyed to Justin Culter by Warranty Deed from Andy Maloney, Trustee for The 3107 Meadowside Lane Trust of record in Instrument No. 20140220-0014744 Register's Office for Davidson County, Tennessee, dated February 14, 2014 and recorded on February 20, 2014.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2900, Pages 119 and 120, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3136, Page 52, as amended in Book 3253, Page 591, in the 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: **3107 Meadowside Ln, Nashville, Tennessee 37207-2814**.

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 11th DAY OF JANUARY, 2024.

Justin Cutler by John Gleaves his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JUSTIN CUTLER, and who acknowledged he/she/they executed the same as the free act and deed of the said JUSTIN CUTLER.

Witness my hand and official seal, this the 11th of January, 2024.

Notary Public
My Commission Expires: 3-3-2025
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

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