Karen Johnson Davidson County
Batch# 1099586 DEEDWARR
02/09/2024 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20240209-0009156

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/20/25

(AFFIX SEAL)

CHERYL D BOLANDER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BS-P-24-425-427

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)
Kiran Kodali		
(NAME)	(NAME)	**059-12-0-038.00**
425 & 427 Revels Drive	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 **KIRAN KODALI, AN UNMARRIED MAN,** 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. 65 on the Plan of Section One, Highland Trace Subdivision, of record in Plat Book 5200, Page 580, and corrected by a Surveyor's Certificate of Correction of record in Book 6149, Page 817, 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 JP Investment Group, LLC, a Tennessee limited liability company by Warranty Deed from Victor D. Flowers and wife, Renita N. Flowers of record in Instrument No. 20191203-0124360 Register's Office for Davidson County, Tennessee, dated November 27, 2019 and recorded on December 3, 2019.

Being the same property conveyed to JP Investment Group LLC, a Tennessee limited liability company, a 50% undivided interest and ARA Investment Group LLC, a Tennessee limited liability, a 50% undivided interest by Quitclaim Deed from JP Investment Group LLC, a Tennessee limited liability company of record in Instrument No. 20211104-0147564 Register's Office for Davidson County, Tennessee, dated November 2, 2021 and recorded on November 4, 2021.

Being the same property conveyed to R & J Holdings LLC by Quitclaim Deed from JP Investment Group LLC, a Tennessee Limited Liability Company and ARA Investment Group LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220607-0065266 Register's Office for Davidson County, Tennessee, dated June 2, 2022 and recorded on June 7, 2022.

Being the same property conveyed to JP Investment Group LLC, a Tennessee Limited Liability Company by Quitclaim Deed from R & J Holdings LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230720-0055911 Register's Office for Davidson County, Tennessee, dated July 18, 2023 and recorded on July 20, 2023.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 580, and Surveyor's Certificate of Correction of record in Book 6149, Page 817, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6202, Page 486, 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: **425 & 427 Revels Drive, Nashville, Tennessee 37207**.

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 5th DAY OF FEBRUARY, 2024.

JP Investment Group LLC

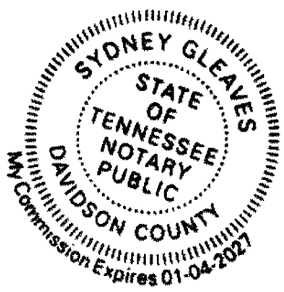
BY:_____
Johnnie Poole
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of February, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 6, 2024.

J. Carlton Drumwright

February 6, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 6, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY