Karen Johnson Davidson County
Batch# 1113369 DEEDWARR
03/21/2024 08:22:30 AM 4 pgs
Fees: $23.00 Taxes: $814.00
20240321-0019419

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com
State of TN }
County of DAVIDSON
The actual consideration or value, whichever is greater for this transfer is: $220,000.00

Affiant Signature
Subscribed and sworn to before me on this the 15 Day of Mar, 2024.

Notary Public
My Commission expires 1/25/26

ED HUNSUCKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Ana Hernandez
1143 Bellshire Drive
Nashville, TN 37207

SEND TAX BILLS TO:
Ana Hernandez
1143 Bellshire Drive
Nashville, TN 37207

MAP AND PARCEL NUMBER: Tax ID #: 05014004500

WARRANTY DEED

24NT00113

Effective the 15 Day of March, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JPLX2, LLC

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Ana D. Hernandez, a single woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No 726 on the Plan of Parkwood Estates, Section 4, as of record in Book 3300, pages 79 and 80, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to JLPX2, LLC, a Tennessee Limited Liability Company from Trokon Paye and Jasmine Paye, husband and wife, by Quitclaim Deed dated 06/15/2023 and recorded 07/31/2023 in Instrument No. 20230731-0058754, Register's Office of said County.

Being the same property conveyed to Trokon Paye, married, by Warranty Deed from 1 Public Homes, LLC, a Tennessee Limited Liability Company, dated November 10, 2022 and recorded November 15,

2022 filed of record in Instrument No. 20221115-0121604, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1 Public Homes, LLC from Harold D. King, Trustee, by Substitute Trustee's Deed dated 10/31/2022 and recorded 11/02/2022 in Instrument No. 20221102-0118415, Register's Office of said County.

Being the same property conveyed to Timothy R. Anderson and Howard Young, as joint tenants, with right of survivorship from Timothy R. Anderson, by Quitclaim Deed dated 05/06/2019 and recorded 05/10/2019 in Instrument No. 20190510-0044179, Register's Office of said County.

Being the same property conveyed to Timothy R. Anderson from Timothy R. Anderson and wife, Charlene W. Anderson, by Quitclaim Deed dated (None Shown) and recorded 03/20/2001 in Instrument No. 20010320-0026534, Register's Office of said County.

Being the same property conveyed to Timothy R. Anderson and wife, Charlene W. Anderson from Auda Mae Eldridge, by Warranty Deed dated 05/23/1988 and recorded 05/25/1988 in Book 7552, page 686, Register's Office of said County.

This is an improved property commonly known as: 3215 Doverside Dr, Nashville, TN 37207-2435

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, her heirs and assigns, forever. I do covenant with said GRANTEE 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, expect for those matters appearing of record and real property taxes. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, her heirs and assigns, against all 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 our hands this the 15 day of Mar, 2024.

JPLX2, LLC

By: Jasmine Paye
As: Member

By: Trokon Paye
As: Member

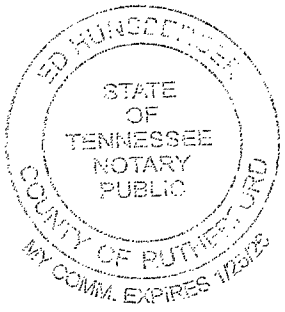
State of TENNESSEE }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jasmine Paye**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of JPLX2, LLC, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 15 day of March, 2024.

Ed Hundley

Notary Public
My commission expires: 1/25/26



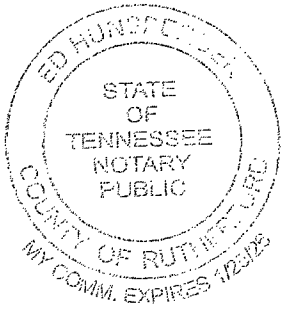
State of TENNESSEE }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trokon Paye**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Member of JPLX2, LLC, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 15 day of March, 2024.

Ed Hundley

Notary Public
My commission expires: 1/25/26



Tennessee Certification of Electronic Document

I, Summer Barton 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 3/15/24 (date of document).

Summer Barton
Affiant Signature

3/20/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th of March, 2024.

(SEAL)



Notary's Signature
My Commission Expires: 11-06-24