This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1146029 DEEDWARR
06/11/2024 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240611-0043705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $399,999.00.

Affiant

Subscribed and sworn before me this the 31st day of May, 2024.

Notary Public
My commission expires:

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jhonnatan Martinez Cabral	InterLinc Mortgage Services, LLC	081-15-0 490.00
1708 Scovel Street	5875 N. Sam Houston Pkwy West, Suite 300	
Nashville, TN 37208	Houston, TX 77086	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JLPX2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND ARA INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JHONNATAN MARTINEZ CABRAL, AN UNMARRIED MAN, AND CHRISTINA DIANE PAYSON, AN UMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 33-1/3 feet of Lot No. 13 on the Plan of J.M. and T.J. Harding's addition to North Nashville, as of record in Book 21, Page 81, Register's Office for said County. Said part of Lot No. 13 fronts 33-1/3 feet on the Northerly side of Scovel Street, and runs back 150 feet to an alley, measuring 33-1/3 feet on said alley.

Being the same property conveyed to JLPX2, LLC and ARA Investment Group, LLC, by deed dated 07/07/2023, from Patricia A. Smith, unmarried, of record in Instrument No. 20230713-0053786, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1708 Scovel Street, Nashville, TN 37208.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 31st day of May, 2024.

JLPX2, LLC, a Tennessee limited liability company

By: Trokon Lee Paye, Member

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Trokon Lee Paye**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged **Trokon Lee Paye** to be the Member of the within named bargainor, a limited liability company, and that **Trokon Lee Paye**, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said **Trokon Lee Paye** as such Member.

Witness my hand and official seal this 31st day of May, 2024

My Commission Expires:
7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this the 31st day of May, 2024.

ARA Investment Group, LLC, a Tennessee limited liability company

By: Ricardo D. Hall, Member

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Ricardo D. Hall**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged **Ricardo D. Hall** to be the Member of the within named bargainor, a limited liability company, and that **Ricardo D. Hall**, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said **Ricardo D. Hall** as such Member.

Witness my hand and official seal this 31st day of May, 2024

My Commission Expires:
7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/31/24.

Affiant Signature

6/11/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of June, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY