THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
615 Main Street, Suite B25
Nashville, Tennessee 37206

Karen Johnson Davidson County
Batch# 1153817 DEEDQC
07/02/2024 01:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240702-0049978

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
JP Investment Group, LLC		083031O00100CO
5115 Maryland Way	SAME	083031O00200CO
Brentwood, Tennessee 37027		

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 25th day of June, 2024, between **R&J Holding, LLC, a Tennessee limited liability company** ("Grantor"), and **JP Investment Group, LLC, a Tennessee limited liability company** ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Land in Davidson County, Tennessee being Units A & B on the Plan for Twentyone-Nine Carter Avenue, a Horizontal Property Regime with Private Element of record in "Exhibit B" in the Declaration of Covenants, Conditions, and Restrictions recorded as Instrument No. 20220617-0069845, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to R&J Holding, LLC, a Tennessee limited liability company by Warranty Deed from Francis W. Jones, married, dated May 5, 2022 and recorded May 11, 2022, of record as Instrument No. 20220511-0053542, Register's Office for Davidson County, Tennessee.

The parties acknowledge that a certain Quitclaim Deed conveying to JP Investment Group, LLC, a Tennessee limited liability company, from R & J Holding, LLC, a Tennessee limited liability company, dated December 30, 2022, was recorded on January 9, 2023 and of record as Instrument No. 20230109-0001557, in said Register's Office. The executing parties are in agreement that said deed failed for lack of proper signatory authority and execute this deed for the purpose of properly conveying Grantor's interest.

This is improved property known as: **2109 Carter Avenue, Nashville, TN 37206**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

R&J Holding, LLC, a Tennessee limited liability company

BY: _____(L.S.)
Johnnie B. Poole, II

BY: _____(L.S.)
Ricardo D. Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Johnnie B. Poole, II, 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 (or other officer authorized to execute the instrument) of R&J Holding, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC as president (or other authorized officer).

Witness my hand and seal, at office in Davidson County, Tennessee, this 25th of June, 2024.

_____
Notary Public
My Commission Expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ricardo D. Hall, 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 (or other officer authorized to execute the instrument) of R&J Holding, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing

instrument for the purpose therein contained, by personally signing the name of the LLC as president (or other authorized officer).

Witness my hand and seal, at office in Davidson County, Tennessee, this 25th of June, 2024.

Notary Public
My Commission Expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

Affiant/Grantee

Subscribed and sworn to before me this 25th day of June, 2024.

Notary Public
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 June 25, 2024

July 2, 2024

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 2 day of July, 2024

Notary Public:

My Commission Expires: 7.6.26