Karen Johnson Davidson County
Batch# 1170518 DEEDQC
08/16/2024 10:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240816-0062846

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas Haehn 503 Broadmoor Drive Nashville, TN 37216	SAME	018A-B-022.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 15th day of August, 2024, between **JP Investment Group, LLC, a Tennessee limited liability company,** and **Thomas Haehn**, a resident of Davidson County, Tennessee ("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 Unit No. 6A on the Plan of Weston Way Condominiums, Phase II, a Horizontal Property Regime, as shown on Exhibit "C" in the Master Deed for Weston Way Condominiums, Phase II a Horizontal Property Regime pursuant to Tennessee Code Annotated Section 66+-27-101, et. seq.,, of record in Book 5935, page 676, as amended in Book 6370, page 577 (Addition of New Units), Book 7517, page 115, Book 8560, page 34, and Instrument No. 20130222-0018132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate legal description of said unit.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Weston Way Condominiums, Phase II, a Horizontal Property Regime contained in said Master Deed, the plat filed at Exhibit "C" to said Declaration appearing in Book 6360, page 577 (Addition of New Units) and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made part hereof the same as though copied herein.

Being the same property conveyed to JP Investment Group, LLC by warranty Deed from Carol Stringer, an unmarried woman, of record in Instrument No. 20200127-0009495 Register's Office for Davidson County, Tennessee.

This is improved property known as: **7321 Weston Way, Nashville, TN 37221**

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.

JP Investment Group, LLC, a Tennessee limited liability company

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Johnnie 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 president (or other officer authorized to execute the instrument) of JP Investment Group, 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.

Witness my hand and seal, at office in Davidson County, Tennessee, this 15th of August, 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 15th of August, 2024.

_____
Notary Public
My commission expires: 9/21/27

TRICIA JONES
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

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 August 15, 2024.

August 16, 2024

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

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 16 day of August, 2024.

Notary's Signature

My Commission Expires: 7-6-26

Notary's Seal:

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

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