Name and Address of New Owner:
Ethan Maxwell Fliss and Garrett Scott Matchan
3107 Meadowside Lane
Nashville, TN 37207

Send Tax Bills To:
One Trust Home Loans
3838 Camino Del Rio North
Suite 305
San Diego, CA 92108

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 060-02-0-105.00

Karen Johnson Davidson County
Batch# 1181770 DEEDWARR
09/16/2024 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20240916-0071111

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **JP Investment Group LLC, a Tennessee limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ethan Maxwell Fliss, an unmarried man, and Garrett Scott Matchan, an unmarried man, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, to wit: Being Lot No. 75 on the plan of Parkwood Estates, Section I, of record in Book 2900, Page 120, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 75 fronts 73 feet on the North side of Meadowside Lane and extends back 143.3 feet on the West line and 137.1 feet on the East line, to a dead line in the rear on which it measures 81.35 feet.

Being the same property conveyed to Justin Cutler by Warranty Deed from Andy Maloney, trustee for the 3107 Meadowside Lane Trust, of record in Instrument No. 20140220-0014744 Register's Office for Davidson County, Tennessee, dated February 14, 2014 and recorded on February 20, 2014.

Being the same property conveyed to JP Investment Group LLC, a Tennessee Limited Liability Company, by Warranty Deed from Justin Cutler, a single man, of record in Instrument No. 20240122-0003377 Register's Office for Davidson County, Tennessee, dated January 11, 2024 and recorded on January 22, 2024.

Being improved property known as 3107 Meadowside Lane, Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of September, 2024.

JP Investment Group, LLC, a Tennessee Limited Liability Company

By: _____
Johnnie B. Poole, II, Member

State of Tennessee
County of Davidson

Before me, Steven Disser of the state and county mentioned, personally appeared Johnnie B. Poole, II, Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of JP Investment Group, LLC, the within named bargainor, a Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand, at office, this 4th day of September, 2024.

STEVEN P. DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary's Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $405,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

STEVEN P. DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this 4th day of September, 2024.

_____
Notary Public
My commission expires: 3/3/25
File No. GNT-24-3528

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 9-4-24.

Affiant Signature

9-4-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 4 day of September, 2024.

Notary Signature

My Commission Expires: 5-9-26

