WARRANTY DEED

Karen Johnson
Batch # 1186919
09/26/2024 10:46:57 AM
Fees: $13.00 Taxes: $1,258.00

Davidson County
DEEDWARR
2 pgs

20240926-0074679

B-ELAM-24-2761

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katie Randall and Anthony Randall	**CMG Mortgage Inc.**	
(NAME)	(NAME)	**059-12-0-002.00**
2761 Old Matthews Rd	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JP INVESTMENT GROUP, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATIE RANDALL AND ANTHONY RANDALL, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 242 on the Plan of Section Two First Addition Trinity Hills Village of record in Plat Book 4460, Page (s) 45 and 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justin Cutler by Warranty Deed from First Jordan, FLP, as Trustee of the 2761 Old Matthews Road Trust of record in Instrument No. 20130917-0098005 Register's Office for Davidson County, Tennessee, dated September 5, 2013 and recorded on September 17, 2013.

Being the same property conveyed to JP Investment Group, LLC by Warranty Deed from Justin Cutler, a single man of record in Instrument No. 20240111-0002418 Register's Office for Davidson County, Tennessee, dated January 08, 2024 and recorded on January 11, 2024.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page (s) 45 and 46, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4551, Page 440, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2761 Old Matthews Rd, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 24th DAY OF SEPTEMBER, 2024.

JP Investment Group, LLC

BY: _____
Johnnie B Poole, II
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHNNIE B POOLE, II, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of JP INVESTMENT GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of September, 2024.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212