After recording return to: Trinity Title LLC
401 W Main St Ste 200
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 1213182 DEEDWARR
12/06/2024 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20241206-0094959

WARRANTY DEED

GERALD FISCHER STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 3-18-2028 RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Briana Hampton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF December, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JKP INVESTMENTS LLC	James Phillippi	
(NAME)	(NAME)	
4106 Edwards Avenue	6202 Shoreham Drive	061-10-0-088.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Evansville IN 47711	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DEENA L. STIVERS, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JKP INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Northerly 32 feet of Lot No. 111 and the Southerly 35 feet of Lot No. 112 on the Plan of Maplewood Heights, as of record in Book 547, Pages 77 and 78, Register's Office for Davidson County, Tennessee. Said parts of Lots 111 and 112 front together 67 feet on the easterly side of Edwards Avenue and extend back between parallel lines 300 feet to a deadline.

Being the same property conveyed to Deena L. Stivers by Warranty Deed from Timothy Mark Barron, an unmarried man, of record in Instrument No. 202405060033249 Register's Office for Davidson County, Tennessee, dated May 06, 2024. Grantor did not live in said property and this was not the marital residence.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4106 Edwards Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

CH2024-1414

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 6th day of December, 2024

DEENA L. STIVERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deena L. Stivers, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of December, 2024.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

Notary Public

CH2024-1414

Certificate of Authenticity

I, Aimee Cain, 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 December 6, 2024.

Date

Aimee Cain

Affiant Signature

December 6, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6 day of December, 20 24.

Notary's Signature

My Commission Expires: 3-18-2028

Date

Notary's Seal (if on paper)

