WARRANTY DEED

Karen Johnson Davidson County
Batch# 1239527 DEEDWARR
02/21/2025 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20250221-0012889

LB-JP-25-3273

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/9/2027
(AFFIX SEAL)

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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)
Eber Paz Cedillo	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	
3273 Hinkle Dr.	**1806 W. Cuyler Ave., Suite 2W**	**080-08-0-211.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Chicago, IL 60613**	
(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, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EBER PAZ CEDILLO, A SINGLE MAN,** 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. 100, on the Plan of Bordeaux Hills, Section IV, of record in Book 3600, page 49, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Southerly margin of Hinkle Drive, at the corner of Lots 99 and 100; thence with the line between said lots, Southerly 96.6 feet to the corner of Lot No. 101; thence with the line between Lots 100 and 101, Westerly 86.3 feet to the Easterly margin of Mayer Lane; thence with the margin of same, Northerly 85 24 feet to the beginning of a curve; thence around said curve, Northeasterly 38.67 feet to the margin of Hinkle Drive; thence with the margin of same, Easterly 64 feet to the point of beginning.

Being the same property conveyed to JP Investment Group LLC, a Tennessee Limited Liability Company by Warranty Deed from James E. Woods and Millicent E. Holbrooks-Woods, husband and wife of record in Instrument No. 20230725-0057238 Register's Office for Davidson County, Tennessee, dated July 19, 2023 and recorded on July 25, 2023.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 49, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3765, Page 141, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3273 Hinkle Dr., Nashville, Tennessee 37218**.

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 19 DAY OF FEBRUARY, 2025.

JP Investment Group LLC

BY: _____
John Poole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN POOLE, 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 of JP INVESTMENT GROUP LLC the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19 of February, 2025.

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



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

Certificate of Authenticity

I, Amanda Maynor, 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

February 19, 2025.

Date

Affiant Signature

February 21, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **21** day of **February**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON