Prepared by and
After Recording Return to:
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 1354684 DEEDWARR
12/05/2025 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,204.83
20251205-0096978

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2025.

Notary Public
My Commission Expires:

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Map and Parcel
Casey Brewer and Casey DeMaio 4106 Edwards Avenue Nashville, TN 37216	Casey Brewer and Casey DeMaio 4106 Edwards Avenue Nashville, TN 37216	Tax Map(s): 061-10-0 Parcel(s): 088.00

WARRANTY DEED

FOR AND IN 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, I/WE,
JKP INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
CASEY DEMAIO, AN UNMARRIED WOMAN, AND CASEY BREWER, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER HEIRS 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 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 dead line.

BEING the same property conveyed to JKP Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Deena L. Stivers, married, dated 12/6/2024 and recorded 12/6/2024 in Instrument No. 20241206-0094959, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4106 Edwards Avenue, Nashville, TN 37216

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), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of December, 2025

JKP Investments LLC

BY: _____
James Philippi, Manager

State of Tennessee

County of Rutherford

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared James Philippi with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be the Manager of JKP Investments LLC, the within named bargainor, and that as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as the Manager.

Witness my hand, at office, this 3rd day of December, 2025

_____
Notary Public

My commission expires: 12.22.2025
(SEAL)

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I Adde Dilworth, 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 3, 2025**.

Date

Affiant Signature — **12/5/2025** Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **5th** day of **December**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)