Karen Johnson Davidson County
Batch# 1392360 DEEDWARR
03/12/2026 01:55:30 PM 4 pgs
Fees: $23.00 Taxes: $2,216.30
20260312-0019803

Name and Address of New Owner:
Alexis Mechelle Oufnac
2520 Santi Ave
Nashville, Tennessee 37208

Send Tax Bills To: United Community Bank
PO Box 670
Blairsville, GA 30514

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 081 10 0 105.00

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 **Alexis Oufnac, single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 22, on the Map of COBBS' SUBDIVISION OF LOT NO. 6 OF THE HARDING BOSLEY PROPERTY of record in Plat Book 161, Page 155, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to JP Investment Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Lunsford REI, LLC., a Tennessee Limited Liability Company, of record in Instrument No. 20231129-0092222, in the Register's Office of Davidson County, Tennessee, dated November 22, 2023 and recorded on November 29, 2023.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 10th day of March, 2026.

JP Investment Group LLC, a Tennessee Limited Liability Company

By:_____(SEAL)
Johnnie B. Poole, II, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, R. Houston Akin of the state and county mentioned, personally appeared Johnnie B. Poole, II, Chief Manager of JP Investment Group LLC, 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 Chief Manager of JP Investment Group LLC, the within named bargainor, a Limited Liability Company, and that such Johnnie B. Poole, II, Chief Manager of JP Investment Group LLC as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief Manager.

Witness my hand and seal, at office in Davidson County this 10th day of March, 2026.

_____
Notary Signature

My commission expires: 5/9/26



AFFIDAVIT OF VALUE

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 $599,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of March, 2026.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Denise Woods,** 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 this the 10 day of March, 2026.

Denise Woods
Affiant Signature
Date 3-10-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of March, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027