THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554363** Karen Johnson Davidson County Batch # 1433581 DEEDWARR 06/16/2026 09:23:14 AM 2 pgs Fees: $13.00 Taxes: $1,942.13 20260616-0054248	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $524,900.00. Affiant Subscribed and sworn to before me, this 2nd day of June, 2026. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAR 5, 2030

WARRANTY DEED

Address New Owner: Victor Autrey and Ava Frazier 920 N 2nd Street Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082 03 0 090.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JP Investment Group, LLC.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Victor Autrey and Ava Frazier, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of CC. F. SHARPE & W. L. HORN'S SECOND ADDITION SUBDIVISION OF LINDSLEY PROPERTY N. E. NASHVILLE, of record in Plat Book 161, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 156 fronts 50.0 feet on the Westerly margin of North Second Street and extends back between parallel lines 145.0 feet to an alley.

Being the same property conveyed to JP Investment Group, LLC, by Warranty Deed from Justin Cutler, a single man, of record in Instrument No. 20240221-0011830, in the Register's Office of Davidson County, Tennessee, dated February 15, 2024, and recorded on February 21, 2024.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C. F. SHARPE & W. L. HORN'S 2ND SUBDIVISION OF LINDSLEY PROPERTY N. E. NASHVILLE, as recorded in Plat Book 161, Page(s) 53.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 920 N 2nd Street Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of June, 2026.

JP Investment Group, LLC.

BY: _____ Sole member
Johnnie Poole, Sole Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Johnnie Poole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of JP Investment Group, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such sole member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid sole member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 5th day of June, 2026.

_____
Notary Public

