QUIT CLAIM DEED

Karen Johnson
Batch # 1438175
06/25/2026 11:19:20 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260625-0057456

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS **$0.00**

Johnnie Poole, II, Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 13TH DAY OF MAY, 2026

Notary Public/Print Name: Todd Hancock

MY COMMISSION EXPIRES: 1-22-30

(AFFIX SEAL)

TODD H. HANCOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ferraro Hancock & Associates, PLLC
Todd H. Hancock, Esq.
4219 Hillsboro Pike, Ste. 306
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Haehn P.O. Box 160945 Nashville, TN 37216	New Owner	81-7-39.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUALBLE CONSIDERATIONS THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, JP INVESTMENT GROUP, LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY ALL OF GRANTOR(S)' RIGHT TITLE AND INTEREST UNTO THOMAS HAE, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT(S) OR PARCEL(S) OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT (the "PROPERTY"):

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Owns Buena Vista, of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee and in Plan Book 1, Page 84, Chancery Court for Davidson County, Tennessee.

Being the same property conveyed to JP Investment Group, by Warranty Deed of record at Instrument No. 20200117-0006510, Register's Office for Davidson County, Tennessee.

This conveyance of Grantor's interest in the Property is made expressly subject to all matters shown on the Plan of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee and Plan Book 1, Page 84, Chancery Court for Davidson County, Tennessee, covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, conditions or restriction indicating a preference, limitation or discrimination based upon race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), and further subject to any outstanding property taxes and any and all existing easements and restrictions as shown of record not stated herein.

This is improved property, known as **2106 15th Avenue North, Nashville, Tennessee 37208.**

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

WITNESS my/our hand(s) this 29th day of May, 2026.

JP INVESTMENT GROUP, LLC

Johnnie B. Poole, II
Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME; Todd Hancock, the undersigned, a Notary Public in and for said State and County Johnnie B. Poole, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the Sole Member of JP Investment Group, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Sole Member.

WITNESS MY HAND AND SEAL AT OFFICE, on this 28th day of May, 2026.



Notary Public

My Commission Expires: 1-22-30