Karen Johnson Davidson County
Batch# 1456003 DEEDQC
08/05/2026 03:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260805-0072249

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

PATRICIA PARSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-3-2029
(AFFIX SEAL)

S-JP-26-4162

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)
JP Investment Group LLC, a Tennessee limited liability company		
(NAME) **5115 Maryland Way,**	(NAME)	**175-02-0B-166.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(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, **THADDAUS MIZGATA,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JP INVESTMENT GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Exhibit A attached.

Being the same property conveyed to Thaddaus Mizgata of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **4162 Saddle Creek Way, Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 23 day of July, 2026

Thaddaus Mizgata

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THADDAUS MIZGATA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public
My Commission Expires: 9-3-2029
(SEAL)

PATRICIA PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2401, on the Horizontal Property Regime for Old Hickory Commons, Section Two and Three, as recorded in the Master Deed of record in Instrument No. 20081117-0113467, amended in Instrument No. 20130322-0028759 and in Instrument No. 20140207-0011094, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description. .

Being the same property conveyed to Susan Mizgata by Warranty deed from Tommy Couch and Yanxia Couch, husband and wife of record in Instrument No. 20180605-0053719 Register's Office for Davidson County, Tennessee, dated May 31, 2018 and recorded on June 05, 2018 .

The said Susan A. Mizgata died intestate on June 15, 2023 vesting the subject property in the name of Jennifer Mizgata and Thaddaus Mizgata her heirs at law as evidenced in Affidavit of Heirship recorded March 8, 2024 in Instrument No. 20240308-0016302 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thaddaus Mizgata by Quit Claim Deed from Jennifer Mizgata of record in Instrument No. 20250609-0045329 Register's Office for Davidson County, Tennessee, dated June 06, 2025 and recorded on June 09, 2025.

Map and Parcel:
175-02-0B-166.00-CO

TENNESSEE CERTIFICATE OF AUTHENTICITY

I, Jordan T. Myers, 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 7/23/26 (date of document).

Affiant Signature

Date 8/5/2026

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 5 day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES:

SYDNEY GREINER
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 05, 2029
COUNTY OF DAVIDSON