Karen Johnson Davidson County
Batch# 1456174 DEEDWARR
08/06/2026 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20260806-0072486

WARRANTY DEED

STATE OF Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Parimli Pandit
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 31st day of July, 2026

AMR
Notary Public

MY COMMISSION EXPIRES: 6/3/29
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TEXAS
Avalon Mishiya Morgan-Nichols
Exp. 6/3/2029
ID No. 135547853

File No. TN-26-758

THIS INSTRUMENT WAS PREPARED BY
Spartan Settlement Services, LLC
3817 Northwest Expressway, 755, Oklahoma City, OK 73112

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX STATEMENTS TO:	MAP-PARCEL NUMBERS
(NAME) JP Investment Group LLC	(NAME) SAME AS NEW OWNER	081-11-0-032
(ADDRESS) 5115 Maryland Way	(ADDRESS)	
(CITY) (STATE) (ZIP) Brentwood, TN 37027	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN ($10) 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, **Stacy J. Sellers, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JP Investment Group LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following land located in the County of Davidson, State of TN, to wit:

Being Part of Lot No. 273 on the J.M., T.J. and G.W. Harding's Plan of Lots, as of record in Book 21, Page 80, Register's Office for said County, described by a survey made by Cantrell, Connell and Morrision, Engineers dated May 3, 1958.

Said part of said lot fronts 46.5 feet on the southerly side of Buchanan Street and runs back 100 feet on the westerly line and 101.5 feet on the easterly line with the westerly margin of 21st Avenue North, to a dead line and shows 54.7 feet on said dead line.

Being the same property conveyed to Stacy J. Sellers, a married woman, by Warranty Deed from Ronald S. Pardue and Nancy Sue Pardue, husband and wife, dated 04/14/2005 and recorded on 04/22/2005 in Instrument Number 20050422-0045300, Register's Office for Davidson County, Tennessee.

This is not the marital residence of Grantor and is not subject to marital interest.

This is property more commonly known as 2101 Buchanan Street, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 31 day of July, 2026.

Stacy J. Sellers

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31 day of July, 2026, before me personally appeared Stacy J. Sellers, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 3/9/27

Certificate of Authenticity

I, Sharmili Pandit, 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 7/31/2026.

Date

Sharmili Pandit

Affiant Signature

7/31/26

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 31st day of July, 20 26.

Notary's Signature

My Commission Expires: 6/3/29

Date

Notary's Seal (if on paper)

