Karen Johnson Davidson County
Batch# 593459 DEEDWARR
03/17/2021 09:21:30 AM 4 pgs
Fees: $23.00 Taxes: $651.20
20210317-0035087

Name and Address of New Owner:
SG Holding, Inc.
413 Ridgecrest Lane
Lebanon, TN 37087

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 148-08-0-048

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, **Kenneth S. Jenkins and Mary S. Jenkins, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **SG Holding, Inc.** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 52 on "the Plan of Oakwood Terrace, Section 1, of record in Book 4460, pages 54 and 55, Register's Office for said County.

Said Lot No. 52 fronts 48.41 feet on the easterly side of Oakwood Terrace Drive, and extends back 148 feet on the northerly line and 165 feet on the southerly line to a dead line in the rear measuring 95.27 feet thereon.

Being the same property conveyed to Kenneth S. Jenkins and Mary S. Jenkins by Deed dated October 30, 1984 from Nora Elizabeth Blanton, fka Nora Elizabeth Holt, and husband, Lawrence J. Blanton, recorded November 7, 1984, in Book 6421, Page 232, in the Official Records of Davidson County, Tennessee.

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, 2021.

_____(SEAL)
Kenneth S. Jenkins

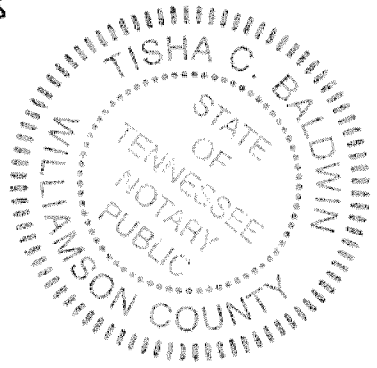
_____(SEAL)
Mary S. Jenkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of March, 2021, before me personally appeared Kenneth S. Jenkins and Mary S. Jenkins, 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.

Witness my hand, at office, this 10th day of March, 2021.

_____
Notary Signature
My commission expires: 1-23-23



AFFIDAVIT OF VALUE

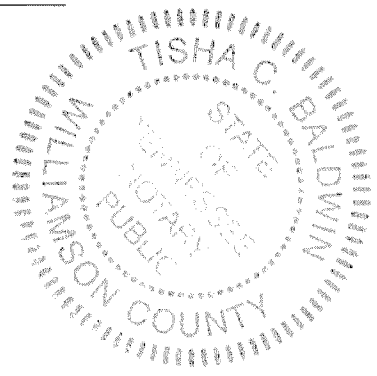
STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $176,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of March, 2021.

Notary Public
My commission expires: 1.23.23
File No. 2021-195



True Copy Certification

I, Desiree Sailema, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Tish Baldwin, a notary public for this county and state, Desiree Sailema, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/23/2023

