Name and Address of New Owner:
SG Construction
259 Keswick Grove Ln
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 706438 DEEDWARR
08/30/2021 09:08:30 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20210830-0116321

Send Tax Bills To:
SG Construction
259 Keswick Grove Ln
Franklin, TN 37067

This Instrument Prepared By:
Shane Callahan
Blueprint Title TN
150 4th Avenue North
20th Floor
Nashville, TN 37219

Map & Parcel No: 083-08-0-127

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, **Janet H. Wilkes, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **SG Construction, a Tennessee General Partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

That tract or parcel of land in Davidson County, Tennessee, described as follows: Being Lot No. 97 on the Map of Rosewood Heights, Section III, as of record in Book 2133, Page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 97 fronts 132 feet on the southeasterly side of Potter Lane on a curve and runs back between lines 112 feet on the northeasterly side and 132.6 feet on the southwesterly side to a dead line in the rear and measures 42.2 feet on said dead line.

Being the same property conveyed to Grantor herein by Terry E. Wilkes in Quit Claim Deed of record in Instrument Number 20090512-0048617 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1007 Potter Lane, Nashville, Davidson County, TN 37206
Parcel No: 083-08-0-127

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

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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.

Grantor herein covenants that the above described property was investment property, and it was never used nor intended to be used as a marital residence.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of August, 2021.

Janet H. Wilkes (SEAL)
Janet H. Wilkes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of August, 2021, before me personally appeared Janet H. Wilkes, 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 19th day of August, 2021.

Notary Signature
My commission expires:

My Commission Expires
December 20, 2022

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

AFFIDAVIT OF VALUE

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 $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of August, 2021.

Notary Signature
My commission expires: 01-03, 2023



Certificate of Authenticity

I, John Cobb Rochford, 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 on August 19, 2021.

John Cobb Rochford 08/19/2021

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 19th day of August, 2021.

Brenda Lewis

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202108300116321