Karen Johnson Davidson County
Batch# 758863 DEEDWARR
11/22/2021 10:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,498.50
20211122-0154655

Name and Address of New Owner:
Youstina Aziz
413 Ridgecrest Lane
Lebanon, TN 37087
Send Tax Bills To:
Youstina Aziz
413 Ridgecrest Lane
Lebanon, TN 37087
This Instrument Prepared By:

Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 096-13-0-043

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, **SG Holding, Inc**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Youstina Aziz,** "the Grantee," the following described real estate in Davidson County, Tennessee

Certain real property situate in Davidson County, Tennessee, and described as follows, to- wit:

Being Lot No. 88 as shown on the map of Perry Heights, of record in Plat Book 2900, page 18, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to James E. Brown, III, an unmarried individual, by Quit Claim Deed from Victoria A Stottlemyer, dated November 5, 2018 and recorded November 7, 2018 of record in Instrument No. 20181107-0110529, Register's Office for Davidson County, Tennessee. Being further conveyed to Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed from James E. Brown, III, dated May 5, 2021 and recorded May 7, 2021 of record in Instrument No. 20210507-0061431, Register's Office for Davidson County, Tennessee. Being further conveyed to SG Holding, Inc, a Tennessee Corporation by Deed dated May 10, 2021 from Music City Holdings, LLC, a Texas Limited Liability Company, recorded May 10, 2021, in Instrument Number 20210510-0062449, in the Official Records of Davidson County, Tennessee.

This is _____ improved _____ unimproved property also known as 2718 Nodyne Drive Nashville, TN 37214.

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 12th day of November, 2021.

(SEAL)
SG Holding, Inc,
By Sam Ghali, Member

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public, Sam Ghali, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged such person to be the Member of **SG Holding, Inc,** the within named bargainor, and that such person as such Member, being authorized to do so, executed the within instrument for the purposes herein contained, by personally signing the name of **SG Holding, Inc,** as its **Member,** of their own free act and deed.

Witness my hand and seal, at office in Nashville TN this 12th day of November, 2021.

Notary Signature

Printed Name: Julie Coone

My commission expires: 6-29-2023

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~WILLIAMSON~~ 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 $405,000.00, 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
12th day of November, 2021.

Notary Public
My commission expires: 6-24-2023
File No. 2021-414

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Shannon Cates 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 11/12/21 (date of document).

Shannon Cates
Affiant Signature

11/16/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of November, 2021.

Desiree Sailema
Notary's Signature

MY COMMISSION EXPIRES: 03/26/2025

NOTARY'S SEAL

DESIREE SAILEMA
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2025