WARRANTY DEED

Karen Johnson Davidson County
Batch# 833782 DEEDWARR
04/04/2022 09:54:32 AM 2 pgs
Fees: $13.00 Taxes: $1,024.90
20220404-0038487

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF April, 20 22

Notary Public

MY COMMISSION EXPIRES: 1-23-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd. Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: SG Holding, Inc.			SEND TAX BILLS TO: SG Holding, Inc.			MAP-PARCEL NUMBERS
(NAME)			(NAME)			149020A04800CO
413 Ridgecrest Lane						
(ADDRESS)			(ADDRESS)			
Lebanon	TN	37087				
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Latoya Q. Price, single** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **SG Holding, Inc.**, a Tennessee corporation, HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Piccadilly Square, Phase I, as of record in Book 5200, Pages 720, 721 and 722, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to LaToya Q. Price, by virtue of that certain Quit Claim Deed dated September 22, 2005, and being of record at Instrument No. 20050926-0115283 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to LaToya Q. Price and husband Robert Price by virtue of Warranty Deed dated August 29, 2005 at Instrument No. 20050831-0104443 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1201 Lambeth Way Antioch, TN 37013
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 30th day of March, 2022.

Latoya Q. Price

Latoya Q. Price

STATE OF GEORGIA
COUNTY Forsyth

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Latoya Q. Price** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of March, 2022.

Morgan Hester

Notary Public

My Commission Expires: 05-16-2022

MORGAN HESTER NOTARY PUBLIC FORSYTH COUNTY EXPIRES GEORGIA May 16, 2022