Karen Johnson Davidson County
Batch# 834437 DEEDWARR
04/05/2022 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20220405-0039012

WARRANTY DEED

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

B-AHI-22-2211B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Daniel Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amy Freeman	**FirstBank**	
(NAME)	(NAME)	
2211B Sadler Avenue	**722 Columbia Ave**	**119-01-0K-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Franklin, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SEG INVESTMENTS, LP, A TENNESSEE LIMITED PARTNERSHIP, AS SUCCESSOR IN INTEREST TO THE DAVID W. GAW FAMILY LIMITED PARTNERSHIP**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMY FREEMAN, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan 2211 Sadler Avenue Commons, as shown on Exhibit "A" of 2211 Sadler Avenue Commons, of record in Instrument No. 20210224-0023212, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to The David W. Gaw Family Limited Partnership DBA SEG Investments, LP, a Tennessee Partnership by Warranty deed from DNA Miracle Properties, LLC. a Tennessee Limited Liability Company of record in Instrument No. 20190903-0088501 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 03, 2019. The David W. Gaw Family Limited Partnership, having since changed its name to G.E.P, LP, was the non-surviving entity in a merge with SEG Investments, LP. SEG Investments, LP is the successor in interest to the David W. Gaw Family Limited Partnership.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 74, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210224-0023212, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20210310-0031160, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2211B Sadler Avenue, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 28th DAY OF MARCH, 2022.

SEG Investments, LP, a Tennessee limited partnership, as successor in interest to the David W. Gaw Family Limited Partnership

General Partner
J.D. Management, Inc., a Tennessee Corporation

By:_____
Jeffrey Gaw, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28 day of March, 2022, before me personally appeared Jeffrey Gaw, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Authorized Agent of J.D. Management, Inc., a Tennessee Corporation, General Partner of SEG Investments, LP, a Tennessee limited partnership as successor in interest to the David W. Gaw Family Limited Partnership, the within named bargainor, a partnership, and that he as such Authorized Agent of J.D. Management, Inc, General Partner of SEG Investments, LP, a Tennessee limited partnership as successor in interest to the David W. Gaw Family Limited Partnership, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 28 day of March, 2022.

Notary Public
My Commission Expires:

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, John A. Bisby, 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 March 28, 2022 (date of document).

Affiant Signature

March 29th, 2022
Date

State of TN

County of Maury

Sworn to and subscribed before me this 29th day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY