Karen Johnson Davidson County
Batch# 964170 DEEDWARR
01/25/2023 09:34:23 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20230125-0005636

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is great this transfer is $140,000.00

Judy Mangum
Affiant

Subscribed and sworn to before me, this 23 day of Jan 2023.

Notary Public
My commission expires: 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
The David W. Gaw Family LP dba SEG Investments LP 650 Wedgewood Ave Nashville, TN 37203	New Owner	081-07-0-399.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Florence Aileen McCormick, a single woman (also known as Aileen McCormick), and Rhonda Linginfelter, a married woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **The David W. Gaw Family Limited Partnership dba SEG Investments LP,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Cephas Woodard Subdivision of Lots No. 5 and 6 Woodard Property of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Eat a Biscuit, LLC, a Tennessee limited liability company, by Warranty Deed from Jared T. Peters, unmarried, dated April 3, 2013 of record as Instrument No. 20130415-0036990, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Aileen McCormick, a single person, and Rhonda Linginfelter, a married person, by Quitclaim Deed from Eat a Biscuit, LLC, a Tennessee limited liability company, dated December 31, 2021 of record as Instrument No. 20220203-0012690, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 1809 Cephas Street, Nashville, TN 37208

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 23rd day of January, 2023.

Florence Aileen McC

Florence Aileen McCormick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Florence Aileen McCormick**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness my hand and official seal at Franklin, Tennessee, this the 23rd day of January, 2023.

Notary Public

My Commission expires: 6-17-2024

Rhonda Linginfelter by Aileen McC
Her attorney-in-fact

Rhonda Linginfelter by Aileen McCormick,
Her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Aileen McCormick**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Rhonda Linginfelter**, and who acknowledged that he executed the same as the free act and deed of **Rhonda Linginfelter**.

Witness my hand and official seal at Franklin, Tennessee, this the 23rd day of January, 2023.

Notary Public

My Commission expires: 6-17-2024

FILE NO: 2023017634

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY