WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2027

B-JG-24-05145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES:

(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)
April Elizabeth Johnson	Same As Owner	
(NAME)	(NAME)	**098-05-0-144.00**
5145 Hunters Point Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 **APRIL ELIZABETH JOHNSON, 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 Lot No. 44 on the Plan of Hunter's Point Subdivision of record in Plat Book 5200, Page 736, 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 the same property conveyed to Gaw Properties, LP by Warranty Deed from Nancy L. Cassell, married of record in Book 11466, page 135, Register's Office for Davidson County, Tennessee, dated April 30, 1999 and recorded on May 06, 1999.

GAW Properties, LP having subsequently merged with GEP, LP upon the filing with the TN SOS dated Dec 22, 2010, the merged successor-in-interest entity being known as SEG Investments, L.P.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 736, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3814, Page 592; Book 3897, Page 925, as amended in Book 6207, Page 609 and Book 6279, Page 741, in the Register's Office for Davidson County, Tennessee.
- Charter for Hunters Point Homeowners Association, Inc. of record in Book 6256, Page 293, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 6316, Page 508, 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: **5145 Hunters Point Lane, Hermitage, Tennessee 37076**.

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.

Karen Johnson Davidson County
Batch# 1123296 DEEDWARR
04/16/2024 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240416-0027054

Witness my/our hand(s) this the 15 DAY OF APRIL, 2024.

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 15th day of April, 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 15th day of April, 2024.

_____
Notary
My Commission Expires:

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Tennessee Certification of Electronic Document

I, Lisa K. R. Wagner, 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 __ **4/15/2024** _____ (date of document).

Affiant Signature

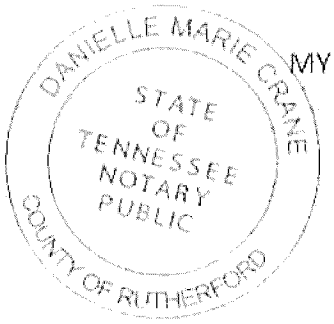
4/15/2024
Date

State of TN

County of Rutherford

Sworn to an subscribed before me this **15** day of **April** _____, 20**24**

Danielle Marie Crane



MY COMMISSON EXPIRES: 2/22/25

NOTARY'S SEAL