Karen Johnson Davidson County
Batch# 1131888 DEEDWARR
05/07/2024 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20240507-0033585

# WARRANTY DEED

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

B-SEG-24-3231

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(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) |
|---|---|---|
| **Jeanelle Forgey and Jason Andrew Tummins** | **New Owner** | |
| (NAME) | (NAME) | **070-09-1D-002.00-CO** |
| **3231 Curtis St** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37218** | | |
| (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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEANELLE FORGEY, AN UNMARRIED WOMAN JASON ANDREW TUMMINS, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 of 3229 Curtis Street, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 3229 Curtis Street, a Horizontal Property Regime with Private Elements, at Instrument No. 20230321-0020494, 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 Music City Financial LLC, a Texas limited liability company by Warranty Deed from Miss Jennys Boarding House LLC, a Tennessee limited liability company of record in Instrument No. 20230126-0005930 Register's Office for Davidson County, Tennessee, dated January 24, 2023 and recorded on January 26, 2023.

Being a portion of the same property conveyed to SEG Investments LP, a Tennessee Limited Partnership by Warranty Deed from Music City Financial LLC, a Texas limited liability company of record in Instrument No. 20230126-0005932 Register's Office for Davidson County, Tennessee, dated January 24, 2023 and recorded on January 26, 2023.

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 Book 3842, Page 158 and Instrument No. 20221201-0125637, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20230321-0020494, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20230331-0023405, 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: **3231 Curtis St, Nashville, Tennessee 37218**.

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 2 DAY OF MAY, 2024.

SEG Investments, LP
a Tennessee limited partnership

BY: JD Management, Inc.
ITS: General Partner

By: Jeff Gaw
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeff Gaw, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the President of JD Management, Inc., a Tennessee corporation, the General Partner of SEG Investments, LP, a Tennessee limited partnership, the within named bargainor, and that as such President on behalf of the General Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2 day of MAY, 2024.

Notary Public

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

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

**Tennessee Certification of Electronic Document**

I, John R. Wilks, 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 5/2/24 (date of document).

JRW

Affiant Signature

5/2/24

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 2ND day of May, 2024.

Shanae McFerrin

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025