WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $762,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

Karen Johnson
Batch # 1150803
06/25/2024 02:57:00 PM
Fees: $13.00 Taxes: $2,819.40

Davidson County
DEEDWARR
2 pgs

20240625-0047501

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)
Reethu Naidu Gali	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	**081-07-0-399.00**
1809 Cephas St	**3940 N. Ravenswood Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Chicago, IL 60613**	
(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, **THE DAVID W. GAW FAMILY LIMITED PARTNERSHIP DBA SEG INVESTMENTS, LP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REETHU NAIDU GALI, 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. 49 on the Plan of Cephas Woodard Subdivision of Lots Nos. 5 and 6 Woodard Property of record in Plat Book 161, Page 174, 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 Eat a Biscuit, LLC, a Tennessee limited liability company by Warranty deed from Jared T. Peters, unmarried of record in Instrument No. 20130415-0036990 Register's Office for Davidson County, Tennessee, dated April 03, 2013 and recorded on April 15, 2013.

Being the same property conveyed to Aileen McCormick, a single person and Rhonda Linginfelter, a married person, as joint tenants with rights of survivorship by Quitclaim deed from Eat a Biscuit, LLC, Aileen McCormick, Chairperson of record in Instrument No. 20220203-0012690 Register's Office for Davidson County, Tennessee, dated December 31, 2021 and recorded on February 03, 2022.

Being the same property conveyed to The David W. Gaw Family Limited Partnership dba SEG Investments, LP by Warranty deed from Florence Aileen McCormick, a single woman (also known as Aileen McCormick), and Rhonda Linginfelter, a married woman, of record in Instrument No. 20230125-0005636 Register's Office for Davidson County, Tennessee, dated January 23, 2023 and recorded on January 25, 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 Plat Book 161, Page 174, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20230501-0032122 in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20230329-0022875, 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: **1809 Cephas St, Nashville, Tennessee 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; 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 24th DAY OF JUNE, 2024.

The David W. Gaw Family Limited Partnership dba SEG Investments, LP

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

By:_____
Jeffrey Gaw, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24 day of June, 2024, 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 24 day of June, 2024.

_____
Notary Public
My Commission Expires:

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

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