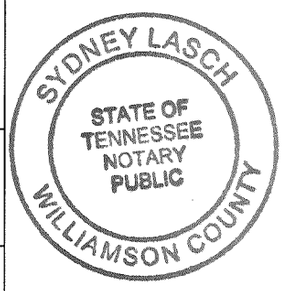
WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $599,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 10/18/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 1/14/26

Karen Johnson Davidson County
Batch# 1196041 DEEDWARR
10/21/2024 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20241021-0081601



THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-13234-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Lane Steinhaus and Tyler Griepentrog	Old National Bank	147 01 0 108.00
323 Lynn Drive	One Main Street	
Nashville, TN 37211	Evansville, IN 47708	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SG Property Group LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lane Steinhaus and Tyler Griepentrog, wife and husband

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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 375 on the Plan of Section Three, Caldwell Hall, of record in Book 2900, Page 131, 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 SG Property Group, LLC, a Tennessee limited liability company, by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee limited liability company, dated 04/16/2024 and recorded 04/17/2024 in Official Records Instrument number 202404170027406, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

EASEMENTS AND RESTRICTIONS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is property known as 323 Lynn Drive Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 on October 18, 2024.

SG Property Group LLC, a Tennessee limited liability company

By: _____
Jacob Segal, Manager

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, Jacob Segal as Manager of SG Property Group LLC, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 18, 2024.

_____
Notary Public

My Commission Expires: August 19, 2028

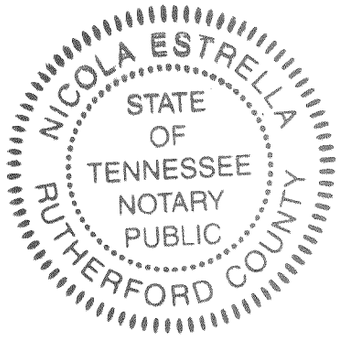
File #: 2024-13234-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027



Certificate of Authenticity

I, Jennifer G. Lloyd, 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 October 18, 2024.

Date

Affiant Signature

10/18/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of October, 2024.

Notary's Signature

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)