Karen Johnson Davidson County
Batch# 1230309 DEEDWARR
01/27/2025 11:21:30 AM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20250127-0006048

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Y-HV-24-6833

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)
SG Property Group, LLC	**Same as New Owner**	
(NAME)	(NAME)	**141-15-0B-049.00-CO**
7555 Maggie Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **SONYA W. MCCREA AND CHRISTOPHER A. MCCREA, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SG PROPERTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

A certain tract or parcel of Land In Davidson County, State of Tennessee, Described as follows, to- wit:

Being Lot No. 239 on the Plan of Rolling River Estates of record in Book 5200, Page 81, and amended in Book 5562, page 993, and Corrected in Book 6272 Page 196, Register's Office for Davidson County, Tennessee.

Refer to Surveyor's Certificate of Correction Lots 238 through 244, on the plat of Rolling River Estates Phase III of record in Book 6272, Page 196, Register's Office for Davidson County, Tennessee.

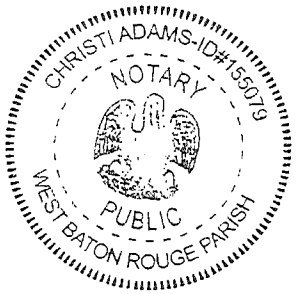
Being the same property conveyed to Sonya W. McCrea and Christopher A. McCrea, wife and husband by Warranty Deed from Bill Gallaher, an unmarried person of record in Instrument No. 20140407-0028627 Register's Office for Davidson County, Tennessee, dated April 03, 2014 and recorded on April 07, 2014.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 81 and Amended in Book 5562, Page 993, Surveyors Certificate Of Correction Book 6272, Page 196, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4788, Page 950, Book 4871, Page 640, Book 4892, Page 689, and Book 5336, Page 480, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4892, Page 679, in the Register's Office for Davidson County, Tennessee.
- Conveyance for Common Area of Rolling River Estates of record in Book 5689, Page 652, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 4892, Page 671 amended in Book 8276, Page 552, 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: **6833 River Ridge Drive, Nashville, Tennessee 37221**.

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 22nd DAY OF JANUARY, 2025.



Sonya W. McCrea

Christopher A. McCrea

STATE OF Louisiana
COUNTY OF East Feliciana

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SONYA W. MCCREA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of January, 2025.

Notary Public
My Commission Expires: at death
(SEAL)

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER A. MCCREA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of January, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

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

Witness my/our hand(s) this the 22nd DAY OF JANUARY, 2025.

Sonya W. McCrea

Christopher A. McCrea

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SONYA W. MCCREA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of January, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER A. MCCREA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of January, 2025.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Stephanie Woodall, 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 01/22/2025 (date of document).

Stephanie Woodall

Affiant Signature

Date 01/22/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of January, 2025.

Katherine Vincent

Notary's Signature

MY COMMISSION EXPIRES: 3-3-2025

