Prepared by
Record and Return to
Chapman and Rosenthal Title
10 Burton Hills Blvd

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250250096

Karen Johnson Davidson County
Batch # 1246202 DEEDWARR
03/14/2025 11 05 00 AM pgs
Fees $13 00 Taxes $1,147 00

20250314-0018845

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 10th day of March, 2025.

Notary Public
My Commission Expires:

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
SG Property Group, LLC. 7555 Maggie Drive Antioch, TN 37013	New Owner	Tax Parcel ID No. 042 03 0 069.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicole Lopez, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SG Property Group, LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by N.G. Jenkins, June 1, 1959, as follows:

Beginning at an iron pin in the Northerly margin of Campbell Road, said point of beginning being the Southwesterly corner of the property herein conveyed and the Southeasterly corner of the property owned by J. 0. Bean and wife; thence North 4 degrees 02 minutes East 227.25 feet to an iron pin; thence North 74 degrees 23 minutes East 104.5 feet, more or less to an iron pin; thence South 4 degrees 05 minutes West 280.6 feet more or less to an iron pin in the Northerly margin of Campbell Road; thence North 75 degrees West 100 feet, more or less to the point of beginning, containing six-tenths acre, more or less.

Being the same property conveyed to Nicole Lopez, a single woman, by Warranty Deed from Cheiv Sok and wife, Sokha Som, of record in Instrument No. 20190813-0080757, in the Register's Office of Davidson County, Tennessee, dated August 12, 2019 and recorded on August 13, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 638 East Campbell Road Nashville TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of March, 2025.

Nicole Lopez

Nicole Lopez

STATE OF LOUISIANA
~~COUNTY~~ OF ORLEANS
& PARISH

Personally appeared before me, the undersigned, a Notary Public in and for said ~~County~~ Parish and State, aforesaid, Nicole Lopez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of March, 2025.

Notary Public
My Commission Expires: FOR LIFE

BENJAMIN BRAINIS
Notary Public - State of Louisiana
Nota y ID Number 146992