Karen Johnson Davidson County
Batch# 1251629 DEEDWARR
03/25/2025 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20250325-0022207

WARRANTY DEED

EMILEE BARRETT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $555,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/21/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/22/26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 836 North Thompson Lane
Ste 1D
Murfreesboro, TN 37129
file # 1143-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Jesse Baker and Rachel Benner	**New Owner**	120-09-0-025.00
802 Currey Road		
Nashville, TN 37217		

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

Jesse Nolan Baker, Unmarried Man and Rachel Benner, Unmarried woman, As tenants in common with Rights of Survivorship

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. 149 on the Plan of Glengarry Park, Section One of record in Plat Book 2663, Page 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 149 fronts 90.0 feet on the easterly margin of Currey Road and extends back 165.0 feet on the northerly line and 240.0 feet on the southerly line to a dead line in the rear, measuring 117.3 feet thereon.

Being the same property conveyed to Gene Ackerlund by Warranty Deed from Scott Bonner, married of record in Instrument No. 20150824-0085317 Register's Office for Davidson County, Tennessee, dated August 21, 2015 and recorded on August 24, 2015.

Being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Gene Ackerlund, unmarried of record in Instrument No. 20241008-0078140 Register's Office for Davidson County, Tennessee, dated October 07, 2024 and recorded on October 08, 2024.

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 of record in Instrument No. 20241010-0078661 Register's Office for Davidson County, Tennessee, dated October 07, 2024 and recorded on October 10, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 802 Currey Road Nashville, TN 37217

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 March 21, 2025.

SG Property Group, LLC, a Tennessee Limited Liability Company

By: _____
Jacob Segal, Manager

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacob Segal with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the manager of SG Property Group, LLC, a Tennessee Limited Liability Company the within named bargainor, a limited liability company, and that he as such manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such manager. Witness my hand and official seal, this March 21, 2025.

_____
Notary Public

My Commission Expires: August 19, 2028



File #: 1143-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Adde Dilworth, 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 **March 21, 2025**.
Date

Affiant Signature

03/21/2025
Date

State of TENNESSEE
County of **DAVIDSON**

Sworn to and subscribed before me this **21st** day of **March**, 20**25**

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026