Karen Johnson Davidson County
Batch# 1259870 DEEDWARR
04/14/2025 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20250414-0028222

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF _____ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $585,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 04/11/2025. NOTARY PUBLIC MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 836 North Thompson Lane
Ste 1D
Murfreesboro, TN 37129
file # 1237-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Daniel C. Foster and Courtney A. Wainauski	**New Owner**	141-15-0B-049.00-CO
6833 River Ridge Drive		
Nashville, TN 37221		

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

Daniel C. Foster, a single man, and Courtney A. Wainauski, a single woman, as joint tenants 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:

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.

Being the same property conveyed to SG Property Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Sonya W. McCrea and Christopher A. McCrea, wife and husband of record in Instrument No. 20250127-0006048 Register's Office for Davidson County, Tennessee, dated January 22, 2025 and recorded on January 27, 2025.

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 improved property known as 6833 River Ridge Drive Nashville, TN 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 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 April 09, 2025.

SG Property Group, LLC, a Tennessee Limited Liability Company

By: Jacob Segal
Jacob Segal, Manager

STATE OF Texas

COUNTY OF Montgomery

Personally appeared before me via video-audio communication, the undersigned, a Notary Public in and for said County and State, the within named Jason 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 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 April 09, 2025.

Notary Public

My Commission Expires: 02/18/2029

Larry Anderson
ID NUMBER
13293193-3
COMMISSION EXPIRES
February 18, 2029

Electronically signed and notarized online using the Proof platform.

File #: 1237-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 4/11/2025.

Date

Affiant Signature

4/11/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of April, 2025

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

