Name and Address of New Owner:
SG Property Group, LLC
6201 Morrow Road
Nashville, TN 37209

Send Tax Bills To:
SG Property Group, LLC
7555 Maggie Drive
Nashville, TN 37013

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091-01-0-064

Karen Johnson Davidson County
Batch# 1265007 DEEDWARR
04/25/2025 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250425-0031942

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Salvatore Siino and Pamela Siino, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **SG Property Group, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of West Park 3rd Addition, as shown on plat of record in Plat 3106, Page 84, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Salvatore Siino and Pamela Siino, husband and wife, by Warranty Deed dated June 30, 2017 from Adrian Martinez joined by Julieta Martinez, recorded July 5, 2017 in Instrument No. 20170705-0067329 in the Register's office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of April, 2025.

Salvatore T. Siino (SEAL)
Salvatore T. Siino

Pamela A. Siino (SEAL)
Pamela A. Siino

STATE OF Virginia
COUNTY OF Hanover

On this 24th day of April, 2025, before me personally appeared Salvatore T Siino and Pamela A Siino, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of April, 2025.

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Notary Signature
My commission expires: 08/31/2026

Notarized by USA Notary using online audio / video communication

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Virginia)
)
COUNTY OF ~~DAVIDSON~~ Hanover)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Salvatore T. Siino Pamela A. Siino
(Affiant)

Sworn to and subscribed before me this 25th day of April, 2025.

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Notary Public
My commission expires: 08/31/2026
File No. 2025-7639-RS

Notarized by USA Notary using online audio / video communication

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/24/2025 (date of document)

Regina Sullo

Affiant Signature

Apr. 25, 2025

Date

State Of TN

County of Davidson

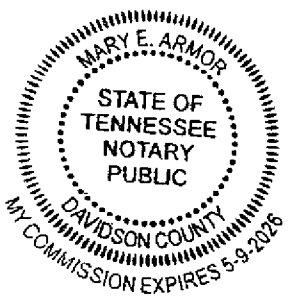
Sworn and subscribed before me this 25 day of April, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



202504250031942