WARRANTY DEED CHAPEL DRUMMOND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025	STATE OF TENNESSEE COUNTY OF RUTHERFORD THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000 00 Dawson Searcy AFFIANT SUBSCRIBED AND SWORN TO ME ON 06/13/2025 NOTARY PUBLIC MY COMMISSION EXPIRES 11-3-25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 836 North Thompson Lane
Ste 1D
Murfreesboro, TN 37129
file # 3344-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Dawson Searcy	COMPASS MORTGAGE	091-01-0-064 00
6201 Morrow Road	27755 Diehl Rd #100	
Nashville, TN 37209	Idarrenville, IL 60555	

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 Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dawson P. Searcy, unmarried

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 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 from Adrian Martinez, joined by Julieta Martinez of record in Instrument No 20170705-0067329 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 05, 2017

Being the same property conveyed to SG Property Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Salvatore Siino and Pamela Siino, husband and wife of record in Instrument No 20250425-0031942 Register's Office for Davidson County, Tennessee, dated April 24, 2025 and recorded on April 25, 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 6201 Morrow Road Nashville, TN 37209

Karen Johnson Davidson County
Batch # 1288097 **DEEDWARR**
06/20/2025 11 31 44 AM 2 pgs
Fees $13 00 Taxes $1,443 00

20250620-0048473

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 June 13, 2025

SG Property Group , LLC, a 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 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 June 13, 2025

_____
Notary Public

My Commission Expires August 19, 2028

File #: 3344-25NASH-TN
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. DM-WD-25-6201

NICOLA ESTRELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY