Name and Address of New Owner:
Tan + Development Properties LLC and CGS Doors LLC
623A Eastboro Dr
Nashville TN 37209

Send Tax Bills To:
SAME AS ABOVE

Karen Johnson Davidson County
Batch# 1369479 DEEDWARR
01/13/2026 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20260113-0003203

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

Map & Parcel No: 061140E00200CO

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, **SG Property Group LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tan + Development Properties, LLC, a Tennessee Limited Liability Company And CGS Doors LLC, a Tennessee Limited Liability Company,** "the Grantees," 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 to wit:

Being Lot 1, Unit B on the Plat of the Resubdivision of Lots Numbers 88 and 89 of the I C McMahan's Subdivision of Maplewood Lands of record in Book 5210 Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to SG Property Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Kenneth Wayne Hackney and Linda Darline Hackney, husband and wife dated April 04, 2025 and recorded on April 08, 2025 in Instrument No. 20250408-0026708, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Kenneth Wayne Hackney and Linda Darline Hackney, as tenants in common by Quit Claim Deed from H. Tom Kittrell, Jr., Trustee dated October 01, 2001 and recorded on October 03, 2001 in Instrument No. 20011003-0107442, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to H. Tom Kittrell, Jr., Trustee by Quitclaim Deed from Linda Darline Hackney dated October 01, 2001 and recorded on October 03, 2001 in Instrument No. 20011003-0107442, in the Register's Office of County, Tennessee.

Being the same property conveyed to Linda Darline Hackney by Quit Claim Deed from Kenneth Wayne Hackney dated November 01, 1999 and recorded on November 01, 1999 in Book 11725, Page 959, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Kenneth Wayne Hackney, Sr., and Linda Hackney by Warranty Deed from Maxine Cato, a widow dated January 23, 1998 and recorded on January 27, 1998 in Book 10769, Page 204, in the Register's Office of Davidson County, Tennessee.

Parcel No.: 061-14-0-208-00
Being also known as 3819 Edwards Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 9th day of January, 2026.

SG Property Group LLC

By: _____(SEAL)
Jacob Segal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of January, 2026, before me personally appeared Jacob Segal of SG Property Group LLC, 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 9th day of January, 2026.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $175,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
9th day of January, 2026.

_____
Notary Public
My commission expires:_____
File No. 2025-8580-MA

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 January 9, 2026 (date of document)

Regina Sullo

Affiant Signature

January 12, 2026

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 12 day of January, 20 26

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

