Karen Johnson Davidson County
Batch# 1371797 DEEDWARR
01/22/2026 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20260122-0005368

WARRANTY DEED

NICOLA ESTRELLA NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $449,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 01/16/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES August 19, 2028

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 836 North Thompson Lane
Ste 1D
Murfreesboro, TN 37129
file # 8158-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Samantha Kate Hollyfield, Jeffrey Hollyfield, and Tammy Ann Hollyfield	**Primis Mortgage Company**	061140E00100 CO
3819A Edwards Avenue	5535 Currituck Drive, Ste 120	
Nashville, TN 37216	Wilmington, NC 28403	

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

Samantha Kate Hollyfield, an unmarried woman, and Jeffrey L. Hollyfield and Tammy A. Hollyfield, husband and wife, all as tenants in common with right 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 Unit No. A on the Plan of 3819 Edwards Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250624-0049626, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion the same property conveyed to Willie Cato and wife Maxine Cato by Warranty Deed from Emanuel Schatten, Trustee of record in Book 5319, page 900, Register's Office for Davidson County, Tennessee, dated July 26, 1978 and recorded on August 4, 1978.

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

Willie Cato deceased on or about September 22, 1991. Maxine Cato conveys as surviving tenant by the entirety.

Being the same property conveyed to Linda Darline Hackney by Quit Claim Deed from Kenneth Wayne Hackney, Sr. of record in Book 11725, Page 959, Register's Office for Davidson County, Tennessee, dated November 1, 1999 and recorded on November 1, 1999.

Being the same property conveyed to H. Tom Kittrell, Jr. Trustee by Quit Claim Deed from Linda Darline Hackney of record in Instrument No. 20011003-0107442 Register's Office for Davidson County, Tennessee, dated October1, 2001 and recorded on October 3, 2001. And,

Being the same property conveyed to Kenneth Wayne Hackney and Linda Darline Hackney as tenants in common with right of survivorship, by Quit Claim from H. Tom Kittrell, Jr., Trustee of record in Instrument No. 20011003-0107442 Register's Office for Davidson County, Tennessee, dated October1, 2001 and recorded on October 3, 2001.

Being a portion of 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 of record in Instrument No. 20250408-0026708 Register's Office for Davidson County, Tennessee, dated April 4, 2025 and recorded on April 8, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 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 3819A Edwards Avenue Nashville, TN 37216

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 January 16, 2026.

SG Property Group LLC, a Tennessee Limited Liability Company

By: _____, Manager
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 January 16, 2026.

_____
Notary Public

My Commission Expires: August 19, 2028

NICOLA ESTRELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 8158-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 16, 2026.

J. Carlton Drumwright

January 16, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 16, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY