QUITCLAIM DEED

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028

AJ-QCD-26-67

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Karen Johnson
Batch # 1403473
04/08/2026 02:24:18 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260408-0028512

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Segal Properties, LLC	**New Owner**	**10614011300**
(NAME)	(NAME)	
7555 Maggie Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SG PROPERTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

SEGAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

ITS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

CERTAIN REAL PROPERTY SITUATED IN THE 6TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 97, MAP OF RAYMOND HEIGHTS, OF RECORD IN BOOK 1424, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH RECORD REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO SG PROPERTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED, FROM MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20251121-0093408, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: 67 Scobey Drive, Nashville, TN 37210.

Witness our hands this the 31 day of March, 2026.

SG PROPERTY GROUP, LLC

JACOB SEGAL, MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACOB SEGAL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as **MEMBER** of **SG PROPERTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31 day of March, 2026.

Notary Public

My Commission Expires:

