**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1435223 DEEDWARR
06/17/2026 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20260617-0055057

File No. AP-26-1802

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

Andrew Sazore State of Tennessee Notary Public Davidson County

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Best Street GP | New Owner | |
| (NAME) 3317 Walton Lane | (NAME) 942 main st. | 051-00-0-122.00 |
| (ADDRESS) Nashville, TN 37216 | (ADDRESS) Nashville, TN 37206 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Laura Seger, a married woman, and Samantha Lowe, formerly known as Samantha Seger, and William Lowe, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Best Street GP, a Tennessee General Partnership**, HEREINAFTER CALLED THE GRANTEE, 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, described according to a survey made by Z. J. Wilkinson, October 27, 1960, being more particularly described as follows:**

**Beginning at a point 16.5 feet South of the center line of Walton Lane, said point being the Northeast corner of the property herein described and the Southwest corner of the land conveyed to Gorne Pope; thence South 330 feet to a point; thence West 66 feet to a point; thence North 330 feet to a point, which is 16.5 feet South of the center line of Walton Lane; thence East with the margin of said Walton Lane, 66 feet to the point of beginning.**

**Being the same property conveyed to Laura Seger, married and Samantha Seger, unmarried by Warranty Deed from Domicile Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20221003-0108682 Register's Office for Davidson County, Tennessee, dated September 30, 2022 and recorded on October 03, 2022.**

**The subject property was never the principal residence of Laura Seger or her spouse.**

**This is property more commonly known as 3317 Walton Lane, Nashville, TN 37216.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 is 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/our hand this 16th day of June, 2026.

Laura Seger

Samantha Lowe

William Lowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of June, 2026, before me personally appeared Laura Seger, Samantha Lowe and William Lowe, 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 16th day of June, 2026.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Alli Pinkston, 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 **June 16, 2026**.

Date

Alli P

Affiant Signature

**6/16/26**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **June**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County