QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

File No.: AGL-19-403-QCD

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SWEETBRIAR HOLDINGS, G.P.	NEW OWNER	
(NAME)	(NAME)	**091-13- 0-257.00**
229 Craighead Ave (ADDRESS)	(ADDRESS)	
Nashville TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **TIA M. SILLERS**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **SWEETBRIAR HOLDINGS, G.P., a Tennessee general partnership**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 55 on the Map of E. T. Brown's Subdivision of the Charlotte Pike, as of record in Book 332, Page 116, Register's Office for said County.
Said lot fronts 50 feet on the Westerly side of Cowan Street or Avenue and runs back between lines, 190 feet more or less to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to Tia M. Sillers and Mark O. Selby by Warranty Deed from James T. Plunkett and Bobby G. Plunkett, dated August 10, 2015, of record in Instrument No. 20150814-0081953, in the Register's Office of Davidson County, Tennessee.

Mark O. Selby having died on September 18, 2017, leaving Tia M. Sillers as surviving spouse. Tia M. Sillers being the sole Heir-at-Law of Mark O. Selby. Reference is made to Affidavits of Heirship recorded in Instrument Nos. 20191114-0117516 and 20191204-0124945, said Register's office.

unimproved ☐
This is improved ☒ property, known as 403 Eastboro Dr., Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 our hands this 10 day of December, 2019.

Tia M. Sillers

Karen Johnson Davidson County
Batch# 328194 DEEDQC
12/11/2019 02:09:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191211-0127866

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tia M. Sillers** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of December, 2019.

Commission expires: 5/5/20

Notary Public

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

