WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-11105-~~MC~~CC

Karen Johnson Davidson County
Batch# 592196 DEEDWARR
03/15/2021 01:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20210315-0034033

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3185004

Return to:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $ 290,000.00

Affiant

Subscribed and sworn to me, this the 12th day of March, 2021.

Notary Public

My commission expires: 3-1-2023

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

Property Address: 2628 Delk Avenue Nashville, TN 37208	**Parcel ID:** 081-10-0-042.00
Property owner: **Sweetbriar Holdings, LL** **229 Craighead Avenue** **Nashville, TN 37205**	**Mail tax bills to:** **New Owner**

THIS INDENTURE is made effective the 12th day of March, 2021, by **Sunny Ho and Karyn Ho, husband and wife** First Parties, for the purpose of conveying the premises described herein to **Sweetbriar Holdings, LLC, a Tennessee limited liability company**, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 24 on the Plan of Section Two, Normal Heights, as of record in Book 2330, Page 54, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sunny Ho, an unmarried man, by Warranty Deed dated August 4, 2017 from Edwina Temple, an unmarried woman, recorded August 9, 2017 at Instrument No. 20170809-0081699, Register's Office for Davidson County, Tennessee.

Karyn Ho, wife of Sunny Ho, party of the first part, joins in the execution of this Warranty Deed for the express purpose of conveying any and all rights which she may have in and to the above described property, but does not join in the covenants and warranties contained herein.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Book 2330, Page 54 and Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded in Book 2401, Page 395, Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20____, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Sunny Ho

Karyn Ho

STATE OF Arizona)
COUNTY OF pima)

PERSONALLY, APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Sunny Ho**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in pima County, this the 02 day of oct., 2020.

NOTARY PUBLIC

My Commission Expires: 01/16/2022

Ehab A R R Abdullhadi
Notary Public - Arizona
County of Pima
My Commission Expires
January 16, 2022

STATE OF Arizona)
COUNTY OF pima)

PERSONALLY, APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Karyn Ho**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in pima County, this the 02 day of oct, 2020.

NOTARY PUBLIC

My Commission Expires: 01/16/2022

Ehab A R R Abdullhadi
Notary Public - Arizona
County of Pima
My Commission Expires
January 16, 2022

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

