Karen Johnson Davidson County
Batch# 719540 DEEDWARR
09/20/2021 10:05:35 AM 2 pgs
Fees: $13.00 Taxes: $1,135.90
20210920-0125811

Warranty Deed

John M. Wells State of Tennessee Notary Public Davidson County	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $307,000.00. Christopher Glen Tiller Affiant Subscribed and sworn to before me, this the 13th day of September, 2021. Notary Public My commission expires: 3/7/2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christopher Glen Tiller	Fairway Indepent Mortgage ~~New Owner(s)~~	060 13 0 143.00
2738 Combs Drive	P.O. Box 117298	
Nashville, TN 37207	Carrollton, TX 75011	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SUN VALLEY PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER GLEN TILLER, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13th Civil District annexed (Formerly the 12th Civil District) of Davidson County, Tennessee, being Lot No. 165 on the Plan of Section Two, First Addition Trinity Hills Village of record in Plat Book 4460, Page (s) 45 and 46, 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 the same property conveyed to Sun Valley Properties LLC, a Tennessee limited liability company, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20210412-0048590, in the Register's Office of Davidson County, Tennessee, dated April 09, 2021 and recorded on April 12, 2021.

Being the same property conveyed to Music City Financial, LLC, A Texas Limited Liability Company, by Warranty Deed from Aaron O' Bryant Pillow and Williera La'Kel Renee Sowell, husband and wife, of record in Instrument No. 20210412-0048589, in the Register's Office of Davidson County, Tennessee, dated April 08, 2021 and recorded on April 12, 2021.

Being the same property conveyed to Aaron O' Bryant Pillow, not married and Williera La'Kel Renee Sowell, not married, by Quitclaim Deed from Willie Theresa Sowell, not married, of record in Instrument No. 20200128-0009905, in the Register's Office of Davidson County, Tennessee, dated January 27, 2020 and recorded on January 28, 2020.

Being the same property conveyed to William E. Sowell and wife Willie T. Sowell, by Warranty Deed from Jones Homes, Inc., a Tennessee Corporation, of record in Book 4752, Page 882, in the Register's Office of Davidson County, Tennessee, dated September 29, 1973 and recorded on October 05, 1973.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2738 Combs Drive, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of September, 2021.

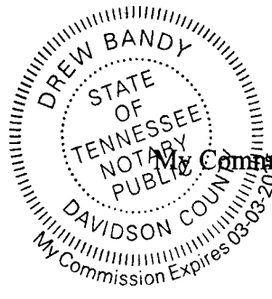
Sun Valley Properties LLC, a Tennessee Limited Liability Company

By: _____
Jonathan Jones, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Jones 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 Authorized Member of Sun Valley Properties LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 13th day of September, 2021.



_____
Notary Public

My Commission Expires: 3/3/25