Karen Johnson Davidson County
Batch# 809527 DEEDQC
02/22/2022 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $162.80
20220222-0020053

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $44,000.00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-8-25

File No.: AGL-19-403-QCD

(AFFIX SEAL)

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
TIA SILLERS	NEW OWNER	
(NAME)	(NAME)	
229 CRAIGHEAD AVENUE		**091-13- 0-257.00**
(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, **SWEETBRIAR HOLDINGS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **TIA M. SILLERS**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS, 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 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.

Further being the same property conveyed to Sweetbriar Holdings, G.P., a Tennessee general partnership, by Quitclaim Deed from Tia M. Sillers, dated December 10, 2019, recorded in Instrument No. 20191211-0127866, in the Register's Office of Davidson County, Tennessee.

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 10th day of February, 2022.

SWEETBRIAR HOLDINGS, G.P., A
TENNESSEE GENERAL PARTNERSHIP

Tia M. Sillers, Partner

Vicent Fouce, Partner



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 and Vincent Fouce, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they are the Partners of Sweetbriar Holdings, G.P., a Tennessee general partnership, and that they, as Partners of the said Sweetbriar Holdings, G.P., executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of February, 2022.

Commission expires: 3/6/24

Notary Public



Certificate of Authenticity

I, Adam G. LaFevor, 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 February 10, 2022

Affiant Signature

02/10/2022

Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 10th day of February, 2022.

Notary's Signature

My Commission Expires: 5/9/23

Notary's Seal

