Karen Johnson Davidson County
Batch# 809527 DEEDQC
02/22/2022 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $129.50
20220222-0020054

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $35,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-8-25

(AFFIX SEAL)

MACKENZIE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

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
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, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

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 Sweetbriar Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from Sunny Ho and Karyn Ho, husband and wife, of record as Instrument No. 20210315-0034033, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2628 Delk Avenue, Nashville, TN 37208

(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, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Tia M. Sillers, Member

Vicent Fouce, Member

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 Members of Sweetbriar Holdings, LLC, a Tennessee limited liability company, and that they, as Members of the said Sweetbriar Holdings, LLC, 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

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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

