Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
Sweetwater Property Holdings LLC PO Box 272 Toledo, IL 62468	New Owner	053-08-0-144.00

THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF ~~TENNESSEE~~ ILLINOIS
COUNTY OF Cumberland
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 12 day of October, 2022.

MARY ERVIN
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 2, 2025

Notary Public

My Commission Expires: 5/2/2025
(Affix Seal)

Karen Johnson Davidson County
Batch# 928811 DEEDQC
10/12/2022 03:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221012-0112059

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Cole Ervin, a married man**, hereinafter referred to as the Grantor, hereby quitclaims unto **Sweetwater Property Holdings LLC, a Tennessee limited liability company**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, more particularly described as follows:

Being parts of Lots Number 1 to 10 inclusive of Block 19, with an alley lying between said Lots Numbers 1 to 5 and Lots Numbers 6 to 10, and parts of Lots Numbers 2 and 3 of Block 26 on the Plan of Dabbs and Elliott's Subdivision Number 2, Old Hickory, Tennessee, as of record in Book 547, page 127, Register's Office for Davidson County, Tennessee.

Said parts of Lots Numbers 1 to 10 inclusive and said alley are described together as follows:

Beginning on the Northeasterly margin of Pitts Avenue at the Southeast corner of the property conveyed to Wesley S. Combs and wife by deed from Eunice A. Jenkins and wife, of record in Book 1636, page 477, said Register's Office; thence with the Combs Southeasterly line Northeastwardly 252 feet to an iron pin in the Southwesterly margin of an undeveloped 30-foot street, thence with same Southeastwardly 70 feet to the Northeast corner of the property conveyed to Robert Abrahams and wife by deed from C. S. Blackman and wife of record in Book 2697, page 545, Register's Office for Davidson County, Tennessee; thence with said Abrahams' Northwesterly line Southwestwardly 248 feet, more or less, to the Northeasterly margin of said Pitts Avenue; thence with same Northwestwardly 70 feet to the beginning.

Said parts of Lots Numbers 2 and 3 are described together as follows:

Beginning at an iron pin on the Northeasterly margin of an undeveloped 30-foot street at the Southeast corner of the property conveyed to Wesley S. Combs and wife by deed from Eunice A. Jenkins and wife of record in Book 2636, page 477, Register's Office for Davidson County, Tennessee; thence with said Combs Southeasterly line Northeastwardly 118.5 feet, more or less, to the Northwest corner of that part of lot Number 2 conveyed to the United States of America by deed from Wendell W. Wilson and wife, of record in Book 2152, page 9, said Register's Office; thence with said United States of America's Southwesterly line Southeastwardly 70 feet to the Northwest corner the property conveyed to Robert Abrahams and wife, by deed from C. S. Blackman and wife of record in Book 2697, page 545, said Register's Office; thence with said Abrahams' Northwesterly line Southwestwardly 118.5 feet, more or less, to the Northeasterly margin of said 30-foot undeveloped street; thence with same Northwestwardly 70-foot to the beginning.

Being the same property conveyed to Cole Ervin, a married man, by Warranty Deed from Richard K. Eberlei, Sr. and wife, Beverly S. Eberlei, of record as Instrument No. 20220516-0055790, Register's Office for Davidson County, Tennessee, dated May 4, 2022 and recorded on May 16, 2022; and further being the same property conveyed Richard K. Eberlei, Sr. and wife, Beverly S. Eberlei, by Warranty Deed from Ashland City Properties, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20130603-0055558, said Register's Office, dated May 31, 2013 and recorded on June 3, 2013.

This property is not a primary residence of the Grantor and as such is not subject to any homestead, dower or other marital interest.

This is improved property known as: **3003 Lakeshore Drive, Nashville, TN 37138.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Momentum Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 12 day of October, 2022.

GRANTOR:

Cole Ervin

STATE OF Illinois
COUNTY OF Cumberland

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Cole Ervin, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 12 day of October 2022.

MARY ERVIN
Official Seal
Notary Public - State of Illinois
My Commission Expires May 2, 2025

Notary Public
My Commission Expires: 5/2/2025

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 October 12, 2022.

Tori Cole

Affiant Signature

Date: 10/12/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this October 12, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

