Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

File No.: RES-23-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of May, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Fabian Campos and Patricia Langley Campos	New Owner	104 15 0 443.00
(NAME)	(NAME)	
120 Mockingbird Rd Nashville, TN 37205		
(ADDRESS)	(ADDRESS)	

For and in 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/WE, **TIA M. SILLERS, AN UNMARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **FABIAN CAMPOS AND PATRICIA LANGLEY CAMPOS, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of T. W. Crutcher & Co's Plat of Jacob Hostettlers Subdivision of Lots No. 1-2 and 3 of the Bain Tract, of record in Plat Book 547, Page 136, and Resubdivision recorded in Plat Book 843, Page 71, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Tia M. Sillers, married, from Robert Sillers, unmarried, by Warranty Deed dated April 29, 2004, recorded May 3, 2004, in Instrument No. 20040503-0049801, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Sillers Properties, LLC, a Tennessee Limited Liability Company, from Tia M. Sillers, by Quitclaim Deed dated May 7, 2004, recorded May 10, 2004, in Instrument No. 20040510-0053153, in the Register's Office of Davidson County, Tennessee.

Subsequently, being the same property conveyed to For a Song Properties, LLC, from Sillers Properties, LLC, by Quitclaim Deed dated December 20, 2006, recorded December 27, 2006, in Instrument No. 20061227-0158791, in the Register's Office of Davidson County, Tennessee.

Furthermore, being the same property conveyed to Tia M. Sillers, unmarried and Vincent L. Fouce, unmarried, from For a Song Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed dated March 11, 2020, recorded March 11, 2020, in Instrument No. 20200311-0027508, in the Register's Office of Davidson County, Tennessee.

Additionally, being the same property conveyed to Tia M. Sillers from Vincent L. Fouce by Quitclaim Deed dated April 25, 2023, recorded May 1, 2023, in Instrument No. 20230501-0031999, in the Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1008067 **DEEDWARR**
05/26/2023 10 13 48 AM 2 pgs
Fees $13 00 Taxes $5,272 50

20230526-0039854

THIS CONVEYANCE IS SUBJECT TO. 1) Current years taxes which have been prorated and assumed by the Grantee(s), 2) All restrictions of record; 3) All easements of record; 4) All visible easements, 5) All matters appearing on the plan and/or plat of record, 6) All applicable government and zoning regulations

This is **improved** property, known as 2016 Sweetbriar Avenue, Nashville, TN 37212
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever 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 my/our hand(s) this 23rd day of May, 2023

Tia M Sillers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of May, 2023, before me personally appeared Tia M Sillers, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 23rd day of May, 2023

Notary Signature
My commission expires 3/6/24

