QUITCLAIM DEED

Karen Johnson
Batch # 1119475
04/04/2024 03:45:17 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240404-0024078

JG-WW-24-1514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026
(AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sweetbriar Holdings LLC, a Tennessee limited liability company	New Owner	
(NAME) **1514 Sweetbriar Ave.,**	(NAME)	**117-04-0-034.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ANNE NILSSON, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SWEETBRIAR HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 1/2 of Lot No. 104 on the Map of Belmont Land Co's Plan of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot 104 fronts 50.00 feet along the Northerly side of Sweetbriar Avenue and extends back 188.00 feet along the Easterly and Westerly side lines to a rear line measuring 50.00 feet thereon.

Being the same property conveyed to Anne Nilsson, unmarried by Warranty Deed from Shannon T. Thurman, an unmarried person of record in Instrument No. 20061030-0134619 Register's Office for Davidson County, Tennessee, dated October 26, 2006 and recorded on October 30, 2006.

This is **improved** property known as: **1514 Sweetbriar Ave., Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 28th day of March, 2024.

Anne Nilsson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE NILSSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2024.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212