WARRANTY DEED

Karen Johnson Davidson County
Batch# 1328229 DEEDWARR
09/30/2025 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20250930-0077521

Y-SBH-25-1514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

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)
Dollhouse 1514, LLC	**New Owner**	
(NAME) **1883 West Royal Hunte Drive**	(NAME)	**117-04-0-034.00**
(ADDRESS) **Cedar City, UT 84720**	(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, **SWEETBRIAR HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOLLHOUSE 1514, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 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 Sweetbriar Holdings LLC, a Tennessee limited liability company by Quitclaim Deed from Anne Nilsson, unmarried of record in Instrument No. 20240404-0024078 Register's Office for Davidson County, Tennessee, dated March 28, 2024 and recorded on April 4, 2024. Sweetbriar Holdings LLC was administratively dissolved, effective August 11, 2025, and is liquidating all remaining assets pursuant to Tenn. Code Ann. §48-249-605(c).

Further 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 conveyance is subject to:
- Taxes for the year 2025 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 29th DAY OF SEPTEMBER, 2025.

Sweetbriar Holdings LLC, a Tennessee limited liability company

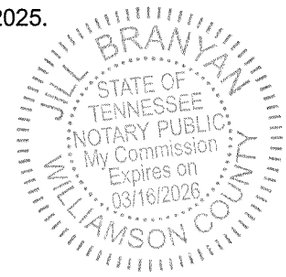
BY: _____
Anne Nilsson
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE NILSSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of SWEETBRIAR HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of September, 2025.

_____
Notary Public
My Commission Expires: 03/16/26
(SEAL)



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

True Copy Certification

I, **Tammy Carney,** 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 this the 29 day of September, 2025.

Affiant Signature

Date 9.29.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

