Karen Johnson Davidson County
Batch# 221485 DEEDQC
04/24/2019 12:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190424-0037750

ADDRESS NEW OWNERS AND
SEND TAX BILLS:
BRET CHARLES SUTTON

8617 Highway 100
Nashville, TN 37221

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
169 - 49

QUITCLAIM DEED

This instrument is made and entered into this the 3rd day of April, 2019, by and between **JANELLE ELISE SUTTON (f/k/a JANELLE FLOM),** GRANTOR and **BRET CHARLES SUTTON,** GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEES, their heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

A tract of land in Nashville, Davidson County, Tennessee being South of State Highway 100 (60' R.O.W.), East of Hester Beasley Road (50' R.O.W.), and West of Natachez Trace Parkway (R.O.W. Varies) and being more particularly described as follows:

Beginning at an iron pin in the Southerly margin of State Highway 100 said iron pin being the Northerly most common corner between said tract and Robert B. Greer, Etux Tract as evidenced in Book 4577, Page 914 R.O.D.C., TN., and said iron pin being 682.55' more or less along said southerly margin of State Highway 100 from the Easterly margin of said Hester Beasley Road, thence
1) With the margin of State Highway 100, N 68 degrees 29' 46" E a distance of 259.38' to an iron pin, thence
2) Continuing, N 84 degrees 04' 23" a distance of 785.60' to an iron pin, the Northerly common corner of said tract and the Cecil D. Branstetter, Etux Tract as evidenced in Book 3375, Page 535, R.O.D.C., TN., thence
3) Leaving said margin and with the Westerly line of said Branstetter Tract, S 03 degrees 51' 37" W a distance of 1171.28' to an iron pin in the Northerly line of the H.T. Claxton, etux Tract as evidenced in Book 5788, Page 981, R.O.D.C., TN., thence
4) With said Northerly line of Claxton, N 71 degrees 11' 11" W a distance of 1052.53' to a 48" diameter Oak Tree in the Easterly line of said Greer Tract, thence

N & BELOTE
NEYS AT LAW
MAIN STREET
SONVILLE, TN
7075
24-0989

5) With said Northerly line of Greer, N 04 degrees 35' 23" E a distance of 655.09' to the point of beginning and containing 21.86 acres more or less, by survey dated 11/21/1988, by Joseph E. Ahler, Tennessee Registered Land Surveyor # 1434.

Being the same property conveyed to Bret Sutton and Janelle Flom by Warranty Deed from Shandry S. Cartwright, Conservator for Michael S. Cartwright, recorded on August 5, 2014, in Instrument No. 20140805-0070094, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 8617 Highway 100, Nashville, Tennessee 37221.

Executed on the date first above written.

JANELLE ELISE SUTTON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said county and state, JANELLE ELISE SUTTON, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 3rd day of April, 2019.

LISA P REYES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY 2019

NOTARY PUBLIC

My Commission Expires: 5/16/2019

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me, this the 3rd day of April, 2019.

LISA P REYES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY 2019

NOTARY PUBLIC

My Commission Expires: 5/16/2019

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Certificate of Authenticity

I, Joleen W. Logan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Joleen W. Logan
Signature

State of: Tennessee

County of: Montgomery

Personally appeared before me, Cassie Rogers, a notary public for this county and state, Joleen Logan who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

CASSIE ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 10-14-19
Notary's Seal (if on paper)