THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200326033** Karen Johnson Davidson County Batch# 412506 **DEEDWARR** 06/09/2020 03:33:04 PM 2 pgs Fees: $13.00 Taxes: $1,480.00 20200609-0059279	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 5th day of June, 2020. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 2, 2021

WARRANTY DEED

Address New Owner: Allen Perry 1725 Stokes Lane Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 91-5-137.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Debra Sutton Kelley and Earl Carlton Sutton, Jr. as Co-Executors of the Estate of Audrey F. Sutton,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allen Perry**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, State of Tennessee, being Lot No. 11 on the Map showing the resubdivision of Westover Subdivision of Lot No. 37 of the Cookrill Farm, as of record in Book 421, Page 25, Registers office for said County. Said Lot No. 11 fronts 100 feet on the Easterly side of Vernon Avenue and extends back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Earl C. Sutton, Sr. and wife Audrey F. Sutton by Warranty deed from Sammie Hill, the widow of C.F. Hill of record in Book 2880, page 357, Register's Office for Davidson County, Tennessee, dated March 11, 1959 and recorded on March 12, 1959.

The said Earl C. Sutton now being deceased on November 30, 1996 in Davidson County, Tennessee.

The said Audrey F. Sutton now being deceased on October 05, 2019 in Sumner County, Tennessee. The Last Will and Testament of Audrey Foxall Sutton now being probated in the Sumner County Chancery Court Case No. 83CH1-2019-PR-500. Debra Sutton Kelley and Earl Carlton Sutton, Jr. being named the Co-Executors of the Estate of Audrey Foxall Sutton, with the authority to convey the real property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 25, Register's Office for Davidson County, Tennessee.

Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

This is improved property located at 626 Vernon Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of June, 2020.

Audrey F. Sutton, Estate

BY: Debra Sutton Kelley Co-Executor BY: Earl Carlton Sutton Jr., Co-Executor

Debra Sutton Kelley, Co-Executor Earl Carlton Sutton, Jr., Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debra Sutton Kelley and Earl Carlton Sutton Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Executors for the Estate of Audry F. Sutton, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of June, 2020.

Natha L Powers

Notary Public
My Commission Expires: 01/17/21

