This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 536236 DEEDQC
12/17/2020 08:10:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201217-0149104

New Owner:	Send Tax Bill:	Map/Parcel
Jeffrey Howard Sutton 3209 Knobdale Road Nashville, Tennessee 37214	Same as New Owner	084 12 0 126.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][G]).

Sharon Leigh Cicero
AFFIANT

Sworn to and subscribed before me this 23 day of November 2020.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **SHARON LEIGH CICERO, TRUSTEE OF THE WILLIAM CLYDE SUTTON REVOCABLE LIVING TRUST LIVING TRUST DATED AUGUST 31, 2020,** (Grantor), by these present do hereby quitclaim and convey unto **JEFFREY HOWARD SUTTON,** (Grantee), his heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Being Lot No. 50 on the Plan of Lincoya Hills, as of record in Plat Book 1835, Page 91, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William Clyde Sutton, Trustee, Or His Successors In Interest, Of The William Clyde Sutton Revocable Living Trust Living Trust Dated August 31, 2020 by deed from William C. Sutton, of record as Instrument Number 20200902-0099833, Register's Office for said County.

William Clyde Sutton died on September 25, 2020 and Sharon Leigh Cicero is the current acting Successor Trustee of the trust.

This conveyance is subject to Restrictive Covenants of record in Deed Book 2021, page 317, Register's Office for said County.

This is improved property, known as 3209 Knobdale Road, Nashville, TN 37214.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS MY HAND this 23rd day of November, 2020.

By: Sharon Leigh Cicero
SHARON LEIGH CICERO, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon Leigh Cicero, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 23 day of November, 2020.

RK
NOTARY PUBLIC
My Commission Expires: 3/01/2024

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021