QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 539724 DEEDQC
12/21/2020 03:29:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201221-0151562

O-RB-20-7001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Stacey Palmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF Dec., 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark A. Sutton, Peggy R. Sutton and Luke Sutton	Regions Bank	
(NAME) **7001 Bridgeport Drive,**	(NAME) 2050 Parkway Office	**126-16-0A-218.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Circle Birmingham AL 35244	
(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,**MARK A. SUTTON AND PEGGY R. SUTTON, HUSBAND AND WIFE ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK A. SUTTON AND PEGGY R. SUTTON, HUSBAND AND WIFE AND LUKE M. SUTTON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** 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 Lot No. 498 on the Plan of Final Plat, Riverwalk, Phase 2A, Section 1, of record in Plat at Instrument No. 20031014-0151989, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark A. Sutton and Peggy R. Sutton, husband and wife, by Warranty deed from Thomas K. Wilson and Samantha Lyles N/K/A Samantha Wilson, husband and wife, of record in Instrument No. 20170906-0091530 Register's Office for Davidson County, Tennessee, dated September 01, 2017 and recorded on September 06, 2017.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **7001 Bridgeport Drive, Nashville, Tennessee 37221**.

Witness my/our hand(s) this the 2nd day of Oct., 2020

Mark A Sutton
Mark A. Sutton

Peggy R Sutton
Peggy R. Sutton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK A. 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd th of ~~September, 2020~~ Oct.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY R. 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd th of ~~September, 2020~~ Oct.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:

RUDY TITLE & ESCROW
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212