Karen Johnson Davidson County
Batch# 565005 DEEDWARR
02/01/2021 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210201-0014134

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $335,000

Julie P. Bailey
Affiant Signature

Subscribed and sworn to before me on this the 29 Day of January, 2021.

Emily M. Dudley
Notary Public
My Commission expires: 09-02-2024

EMILY MORGAN DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

NAME AND ADDRESS OF PROPERTY OWNER:
Caroline A. Rice
P.O. Box 160467,
Nashville, TN 37216

SEND TAX BILLS TO:
SWBC Mortgage Corporation
117 Seaboard Lane Suite F205
Franklin TN 37067
MAP AND PARCEL NUMBER: Tax ID #: 08404001800

WARRANTY DEED

20NT03541

Effective the____ Day of January, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

The William Clyde Sutton Revocable Living Trust dated August 31, 2020

Hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Caroline A. Rice, an unmarried woman

Hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Map of McGavock Heights, Section I, as of record in Book 2330, Page 70, Register's Office for said County.

Said Lot No. 33 fronts 115 feet on the north side of Meadowood Drive and runs back 173 feet on the east line and 250.3 feet on the west line, which is a broken line, to a dead line in the rear on which it measures 110 feet thereon.

Being the same property conveyed to William Clyde Sutton, Trustee, or his successors in Interest, of the William Clyde Sutton Revocable Living Trust dated August 31, 2020, by Quitclaim Deed from William C. Sutton, a widower man, dated 08/31/2020 and recorded 09/02/2020 as Instrument No. 20200902-0099834, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 2512 Meadowood Dr, Nashville, TN 37214

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, their heirs and assigns, forever. We do covenant with said Grantee 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, their heirs and assigns, against all 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 our hands this the 29th day of January, 2021.

The William Clyde Sutton Revocable Living Trust dated August 31, 2020

Sharon Leigh Cicero

Sharon Leigh Cicero, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Sharon Leigh Cicero**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Trustee** of the **William Clyde Sutton Revocable Living Trust dated August 31, 2020**, and that as such **Trustee** executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **William Clyde Sutton Revocable Living Trust dated August 31, 2020**, as such **Trustee**.

Witness my hand at office, this 29th day of January, 2021.

Notary Public
My Commission Expires: _____

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-20

202102010014134

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

