Karen Johnson Davidson County
Batch# 747348 DEEDWARR
11/01/2021 01:37:25 PM 2 pgs
Fees: $13.00 Taxes: $1,465.20
20211101-0146069

WARRANTY DEED

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2021

Notary Public

File No. JN-21-1427

MY COMMISSION EXPIRES: 11-3-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Giannitrapani	New Owner	
(NAME)	(NAME)	
3116 Windemere Circle		084-08-0-096.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **William Clyde Sutton Jr., a married man and Lori Todd, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura Giannitrapani, unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 2 on the Plan of O'Hara Subdivision of record in Plat Book 5190, Page 573, 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 William C. Sutton, Sr., and wife, Nancy North Sutton by Cash deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of record in Book 6638, page 483, Register's Office for Davidson County, Tennessee, dated August 23, 1985 and recorded on August 26, 1985.

Being the same property conveyed to William Clyde Sutton, Jr. by Quitclaim deed from William C. Sutton, Sr, and wife, Nancy North Sutton of record in Instrument No. 20040805-0094093 Register's Office for Davidson County, Tennessee, dated July 26, 2004 and recorded on August 05, 2004.

Being the same property conveyed to William Clyde Sutton, Jr. and Lori Todd, as joint tenants, with right of survivorship by Quitclaim deed from William Clyde Sutton, Jr., unmarried of record in Instrument No. 20110131-0008502 Register's Office for Davidson County, Tennessee, dated January 27, 2011 and recorded on January 31, 2011.

Revon Alaine Wilcox joins in this conveyeance to convey any and all marital interest they may have acquired in the property.

This is property more commonly known as 3116 Windemere Circle, Nashville, TN 37214.

Return to:
Magnolia Title and Escrow, LLC
1012 21st Avenue South
Nashville, TN 37212
Y-RES-21-3116

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 my/our hand this 28th day of October, 2021.

William Clyde Sutton, Jr.

Lori Todd

Lori Todd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of October, 2021, before me personally appeared William Clyde Sutton, Jr., and Lori Todd, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of October, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE GARNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

R Alaine Sutton aka R Alaine Edwards

Revon Alaine Sutton A/K/A Revon Alaine Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of October, 2021, before me personally appeared William Clyde Sutton, Jr., and Lori Todd, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of October, 2021.

Notary Signature
My commission expires: 01-06-2025

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson