Karen Johnson Davidson County
Batch# 879671 DEEDWARR
06/28/2022 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220628-0074615

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Lauren Wehr
Affiant

Subscribed and sworn to before me, this 21st day of June, 2022.

Notary Public

My commission expires: 6.2.25

(Notary Stamp)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Erin Sutton	New Owner	147-08-0-146.00
3738 Faulkner Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Tracie Michelle Givens and Rachel Nicole Southichak and Ashley Marie Emmett and Tiffany Ann Hutchings tenants with rights of survivorship

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Erin Sutton

(hereinafter called the "Grantee"), her 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. 134 on the Plan of Hillbrook, Section 3, of record in Plat Book 3300, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plans reference is hereby made for a more complete description of the property.

Being the same property conveyed to Betty Dever Emmett by deed from James D Connelly and wife Nancy J. Connelly of record in Book 7283, page 24, Register's Office for Davidson County, Tennessee, dated June 30, 1987 and recorded on June 30, 1987.

Betty Dever Emmett having since died. Affidavit of Heirship Recorded on June 14, 2016 in Instruments No. 20160614-0060327, Affidavit of Heirship Recorded on June 20, 2016 in Instruments No. 20160620-0062610, Affidavit of Heirship Recorded on October 14, 2016 in Instruments No. 20161014-0109097.

Being the same property conveyed to Patrick B. Emmett and Kathryn E. Clinton, tenants in common with right of survivorship by Quitclaim deed from Richard W. Emmett, Patrick B. Emmett, Susan E. Emmett, Kathryn E. Clinton and Deborah E. Mayers, comprising all of the heirs at law of Betty Dever Emmett of record in Instrument No. 20070613-0070590 Register's Office for Davidson County, Tennessee, dated April 16, 2007 and recorded on June 13, 2007.

Being the same property conveyed to Tracie Michelle Givens (Emmett), Rachel Nicole Southichak (Emmett), Ashley Marie Emmett, Tiffany Ann Hutchings (Emmett), tenants with rights of survivorship by Quitclaim deed from Patrick B. Emmett and Kathryn E. Clinton of record in Instrument No. 20210820-0112973 Register's Office for Davidson County, Tennessee, dated August 07, 2021 and recorded on August 20, 2021.

This is **improved** property known as **3738 Faulkner Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 21st day of June, 2022.

Tracie michelle Givens
Tracie Michelle Givens

Rachel Nicole Southichak
Rachel Nicole Southichak

Ashley Marie Emmett
Ashley Marie Emmett

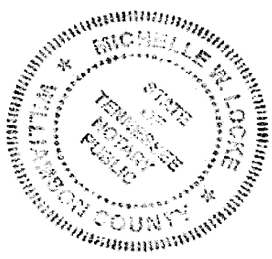
Tiffany Ann Hutchings
Tiffany Ann Hutchings

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, Tracie Michelle Givens, Rachel Nicole Southichak, Ashley Marie Emmett, and Tiffany Ann Hutchings, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of June, 2022.

Michelle W Locke
Notary Public
My Commission Expires: 9/14/25



Lenders Title Company File No. 22-000924-525

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized Custodian of the original version, of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated to law on 6.21.2022 (date of document).

Affiant Signature

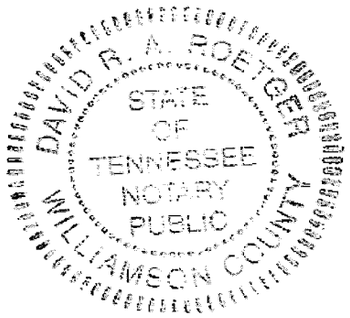
6.21.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 21ST day of JUNE, 2022



Notary Public

COMMISSION EXPIRES: 6.21.25