WARRANTY DEED

Karen Johnson Davidson County
Batch# 891890 DEEDWARR
07/21/2022 11:35:29 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00

20220721-0083574

File No.: AV-22-5332

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025

(AFFIX SEAL)

CHRISTY BURKHALTER — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Kestner and Jennifer Kestner	First Vision Bank	Property 1: 057-00-0-141.00 Property 2: 057-00-0-025.00 & 057-00-0-026.00
(NAME)	(NAME)	
242 Croleywood Lane Nashville, TN 37209	1401 North Jackson Street Tullahoma, TN 37388	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **WILLIAM T. SUTTON AND RITA L. SUTTON, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JASON ELLIOT KESTNER AND JENNIFER KESTNER, A MARRIED COUPLE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Property 1:
[Commonly known as 5332 Old Hickory Blvd., Nashville, TN 37218; Map/Parcel 057-00-0-141.00]:

BEGINING at an iron pin found in a corner to Dwight A. Lang (Book 9688, page 410), a corner to Tract 2 of this survey, and being the most northeast corner of this tract; thence South 26 degrees 03 minutes 35 seconds West for a distance of 349.93 feet to an iron pin found, corner to Lang; thence, South 66 degrees 03 minutes 53 seconds West a distance of 230.24 feet to an iron pin set in line of said Lang; thence, North 78 degrees 29 minutes 15 seconds West a distance of 1001.85 feet to an iron pin set in the easterly margin, 25 feet from the center line of Old Hickory Boulevard; thence North 29 degrees 41 minutes 12 seconds East for a distance of 157.47 feet to a point in the margin of said Boulevard; thence North 30 degrees 18 minutes 19 seconds East for a distance of 192.54 feet to an iron pin set in the margin of said Boulevard; thence, leaving said Boulevard, South 85 degrees 21 minutes 01 seconds East for a distance of 1174.58 to the beginning.

Property 1 being the same property conveyed to William T. Sutton and wife, Rita L. Sutton, from Patrick A. Eiring, unmarried, by Warranty Deed dated December 21, 2009, recorded December 29, 2009, in Instrument No. 20091229-0118117, in the Register's Office of Davidson County, Tennessee.

Property 2:
[Commonly known as 0 Old Hickory Blvd., Nashville, TN 37218; Map/Parcels 057-00-0-025.00 & 057-00-0-026.00]:

TRACT 1:
BEGINNING at an iron pin found in the easterly margin, 25 feet from the center line of Old Hickory Boulevard, a corner to Kevin E. Adams (Book 9661, page 077), and being the most northwest corner of this tract: thence, South 59 degrees 41 minutes 41 seconds East passing an iron pin found at 162.00 feet and in all a total distance of 179.40 feet to a point in the center of a creek, corner to Adams; thence, North 50 degrees 14 minutes 31 seconds East for a distance of 107.39 feet to a point in the center of a creek, a corner to said Adams and corner to James E. Gann (Book 4463, page 997); thence, leaving said creek, South 87 degrees 55 minutes 04 seconds passing an iron pin found at 63.87 feet and in all a total distance of 702.00 feet to an iron pin found, corner to said Gann and in the line of Dwight A. Lang (Book 9688, page 410); thence South 07 degrees 43 minutes 21 seconds West for a distance of 258.88 feet to an iron pin set in the line of said Lang, a corner to Tract 2 of this survey, thence North 87 degrees 04 minutes 14 seconds West for a distance of 1051.76 feet to an iron pin set in the margin of said Old Hickory Boulevard; thence with said Boulevard, North 30 degrees 18 minutes 19 seconds East for a distance of 289.73 feet to the beginning.

TRACT 2:
BEGINING at an iron pin found, a corner to Dwight A. Lang (Book 9688, page 410), a corner to Tract 3 of this survey, and being the most southeast corner of this tract; thence North 85 degrees 21 minutes 01 seconds West for a distance of 1174.58 feet to an iron pin set in the easterly margin, 25 feet from the center line of Old Hickory Boulevard; thence North 30 degrees 18 minutes 19 seconds East for a distance of 325.00 feet to an iron pin set in the margin of said Boulevard, a corner to Tract 1; thence, leaving said Boulevard, South 87 degrees 04 minutes 14 seconds East for a distance of 1051.76 feet to an iron pin set in the line of said Lang; thence South 07 degrees 43 minutes 21 seconds West a distance of 325.00 feet to point of beginning.

Property 2 being the same property conveyed to William T. Sutton and Rita L. Sutton, husband and wife, from James Bryan Lewis, by Warranty Deed dated September 20, 2010, recorded September 27, 2010, in Instrument No. 20100927-0076638, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **unimproved** property, known as 5332 Old Hickory Boulevard, (3 tracts), Nashville, TN 37218 and 0 Old Hickory Boulevard, Nashville, TN 37218
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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(s) this 15th day of July, 2022

William T. Sutton

Rita L. Sutton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2022, before me personally appeared William T. Sutton and Rita L. Sutton, 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 15th day of July, 2022.

Notary Signature
My commission expires: May 7, 2024

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171