# WARRANTY DEED

Karen Johnson Davidson County
Batch# 931100 DEEDWARR
10/18/2022 11:41:30 AM 2 pgs
Fees: $13.00 Taxes: $3,589.00
20221018-0113705

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $970,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/17/2022

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-19-2025

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3839

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| **Jamie Allen Sutton and Nadia Razaq Sutton** | new owners | 129-03-0-010.00 |
| 208 Vaughns Gap Road | | |
| Nashville, TN 37205 | | |

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,

**Leslie D. Jones, Lisa D. Green, and Robert T. Doster III**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jamie Allen Sutton and Nadia Razaq Sutton, husband and wife**

HEREINAFTER CALLED THE GRANTEE(S), 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 part of Lot No. 38 on the Plan of Section I, West Meade Farms, Inc, of record in Book 1424, Page 47 as amended by an Instrument of record in Book 2879, Page 294, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Vaughn's Gap Road, at the common corner of Lots 37 and 38; thence with the line between said lots, North 54 degrees 43 minutes East 483.8 feet to the corner of said lots and lots 41 and 42; thence South 12 degrees 34 minutes West 200 feet to an iron pin; thence South 57 degrees 29 minutes East 165.9 feet to the corner of Lots 38 , 39 and 41; thence with the line between lots 38 and 39, South 52 degrees 20 minutes West 398.6 feet to the easterly margin of Vaughn's Gap Road; thence with the margin of said road in a northerly direction 299.6 feet to the point of beginning.

Being the same property conveyed to Robert T. Doster, Jr and wife, Mary H. Doster by Warranty deed from Helen C. Robertson, a widow of record in Book 3864, page 864, Register's Office for Davidson County, Tennessee, dated February 23, 1965 and recorded on February 26, 1965.
Robert T. Doster, Jr., having died on October 18, 2010, his interest in said property vesting in Mary H. Doster as surviving tenant by the entirety.

Mary H. Doster, having died testate on February 13, 2022, her interest in said property being devised to Leslie Doster Jones, Lisa Doster Green and Robert T. Doster, III, by Last Will and Testament of record in Docket No. 22P709, Seventh Circuit Court for Davidson County, Tennessee Probate Division.

The above described property never having been the primary residence of the Grantors or the Grantors' spouse(s)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 208 Vaughns Gap Road Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on October 17, 2022.

Leslie D. Jones

Lisa D. Green

Robert T. Doster, III

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, Leslie D. Jones, Lisa D. Green, and Robert T. Doster, III, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 17, 2022.

Notary Public

My Commission Expires: 11-19-2025

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

**File #: 2022-3839**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**278 Franklin Road, Suite 160**

**Brentwood, TN 37027**

I Lisa Allard, do hereby make oath that I am a licensed attorney and/or the 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 according to law on October 17, 2022.

Lisa Allard, Affiant October 17, 2022

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

**State of Tennessee** **County of Williamson**

Sworn to and subscribed before me this October 17, 2022.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024