Karen Johnson Davidson County
Batch# 966374 DEEDWARR
02/02/2023 09:08:30 AM 4 pgs
Fees: $23.00 Taxes: $1,820.40
20230202-0007632

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37465-12-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $492,000.00. Gayle H. Lembcke Affiant Subscribed and sworn to before me this 1st day of February, 2023. Notary Public My Commission Expires: 3/6/2024 GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Nadia Razaq Sutton and Jamie Allen Sutton 504 Wagon Court Nashville, TN 37221	**Send Tax Bills To:** Capital City Home Loans, LLC 50 Chastain Center Blvd. Kennesaw, GA 30144	**Tax Information:** Map and Parcel No.: 14203003400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gayle H. Lembcke, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nadia Razaq Sutton and Jamie Allen Sutton, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 504 Wagon Court, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of February, 2023.

Gayle H. Lembcke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gayle H. Lembcke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2023.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 372 on the Plan of Walnut Hill Manor, Section I of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Gayle H. Lembcke by deed dated December 18, 2003 from Michael Gregg and wife, Tonia Gregg of record in Instrument No. 20031229-0183353, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2023 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Restrictive Covenants contained in an instrument of record in Book 4643, Page 946, Book 5057, Page 885, and Book 5440, Page 138, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 4460, Page 108, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 2/1/23

GEORGE E. MUDTER, JR.
Dated 2/1/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 2/1/23
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

