Name and Address of New Owner:
Kate Lynn Debevec and Deonte Douglass Scott
4840 Concord Road
Hermitage, TN 37076

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1003204 DEEDWARR
05/15/2023 01:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,368.63
20230515-0036132

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 075-08-0-152-000 and 075-08-0-271-000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Willie J. Sutton and wife, Wilma J. Sutton**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kate Lynn Debevec, and Deonte Douglass Scott, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 537 on the Plan of Tulip Grove, Section Nine, of record in Book 4675, page 135, Register's Office for said County.

Said Lot No. 537 fronts 90 feet on the westerly side of Concord Drive and extends back 158.90 feet on the northerly line and 158.85 feet on the southerly line to a dead line in the rear measuring 90 feet thereon.

Being the same property conveyed to Willie J. Sutton and wife, Wilma J. Sutton by Warranty Deed from Ben Merritt and wife, Bonnie R. Merritt, d/b/a Ben Merritt Construction Co. of record in Book 5152, Page 430, Register's Office for Davidson County, Tennessee, dated May 25, 1977 and recorded on May 27, 1977. (Value or consideration shown in aforementioned deed $39,900.00.)

Tract II:

Beginning at a point being the Southeast corner of Lot 536 Tulip Grove Subdivision, Section IX of record in Book 4675, Page 135, Register's Office Davidson County Tennessee; thence North 5 degrees 28' East 90.0 feet along the East margin of said Lot to a point being the Northeast corner of said Lot; Thence South 84 degrees 36' East 236.46 feet to a point; thence continuing another 18.0 feet to a point; thence South 4 degrees 37' West 90.0 feet to a point; thence North 84 degrees 36' West 237.80 feet to the point of beginning containing 0.490 acres more or less according to survey by Clay Dyer Couch, Jr., Tennessee #111, dated June 20, 1983.

Being a portion of the same property conveyed to Aubrey H. Johnson, Jr. by Warranty Deed from Miller Kimbrough, Trustee of record in Book 6017, page 863, Register's Office for Davidson County, Tennessee, dated March 09, 1983 and recorded on March 09, 1983. (Value or consideration as shown in aforementioned deed $50,000.00.)

Being the same property conveyed to Willie J. Sutton and wife, Wilma J. Sutton by Quitclaim Deed from Aubrey H. Johnson, Jr and wife, Thea T. Sutton of record in Book 6427, Page 49, Register's Office for Davidson County, Tennessee, dated October 29,

1984 and recorded on November 16, 1984.

Tract III

BEGINNING at a point being the Southeast corner of Lot No. 537 of Tulip Grove Subdivision, Section IX, as platted of record in Plat Book 4675, Page 135, Register's Office for Davidson County, Tennessee; thence N 50 28' E 90.0 feet to a point; thence S 84° 36' E 224.01 feet to a point; thence S 6022' E 58.39 feet to a point; thence S 40 37' W 32.8 feet to a point; thence N 84° 36' W 236.46 feet to the point of beginning.

Being the same property conveyed to Willie J. Sutton and wife, Wilma J. Sutton by Warranty deed from Willie J. Sutton and wife, Wilma J. Sutton of record in Book 6091, page 175, Register's Office for Davidson County, Tennessee, dated June 29, 1983 and recorded on July 8, 1983.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of April, 2023.

Willie J. Sutton by Wilma J. Sutton att.-in-fact (SEAL)
Willie J. Sutton by Wilma J. Sutton, his Attorney-In-Fact

Wilma J. Sutton (SEAL)
Wilma J. Sutton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Wilma J. Sutton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of April, 2023.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public
My commission expires: 3/3/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20th of April, 2023, before me personally appeared **Wilma J. Sutton** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Willie J. Sutton** and acknowledged that she executed the same as the free act and deed of the said **Willie J. Sutton.**

Witness my hand and seal this 20th day of April, 2023.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $369,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
20th day of April, 2023.

Notary Public
My commission expires: November 6, 2024

MARTHA E. BERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 06, 2024

File No. GNT-23-2623

TRUE COPY CERTIFICATION

I, Marty Berry, do hereby make oath that I am 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 4/20/23 (date of document).

Marty Berry

5/15/23

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 15 day of May, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024