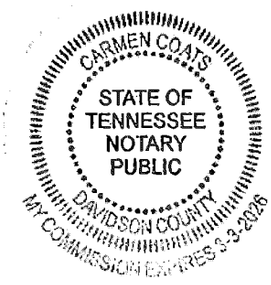
Karen Johnson Davidson County
Batch# 1096532 DEEDWARR
01/31/2024 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240131-0006886

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $400,000.00. Affiant Subscribed and sworn to before me, this the 26th day of January, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
CW Building Group, LLC	New Owner(s)	105 09 0 272.00
1831 12th Avenue South		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **DEIDRE ANESE HUGHES, EXECUTRIX OF THE ESTATE OF EDWARD SUTTON, JR.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CW BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 6 on the Plan of William A. Roache's Subdivision of Lot No. 9 in Jones & Dudley's Addition of record in Plat Book 421, Page 194, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to William H. Simpson and wife, Jennie W. Simpson and Jemmia W. Riley by Warranty Deed from Ruby Christine Cross of record in Book 1882, page 545, Register's Office for Davidson County, Tennessee, dated September 18, 1950 and recorded on September 22, 1950.

The said Jemmia W. Riley aka Jemima Webb Riley became deceased on February 25, 1966 thereby vesting all of her interest in and to the subject property in her daughter and sole heir-at-law, Jennie W. Simpson. See Affidavit of Heirship of record in Instrument No. _____202401310006885_____.

The said Jennie W. Simpson became deceased thereby vesting all of her interest in and to the subject property in her husband, William H. Simpson, as the surviving tenant by the entirety.

The said William H. Simpson became deceased, as per the terms of his Last Will and Testament of record in Book 7209, Page 679, Register's Office for Davidson County, Tennessee, he devised all his interest in and to the subject property to his sister, Georgia Compton Sutton.

Being a portion of the same property conveyed to Georgia Compton Sutton and Edward Sutton, Jr., wife and husband, joint tenants with rights of survivorship by Quitclaim Deed from Georgia Compton Sutton of record in Instrument Number 20110701-0050838, Register's Office for Davidson County, Tennessee, dated June 24, 2011 and recorded on July 01, 2011.

The said Georgia Compton Sutton became deceased on July 24, 2015, thereby vesting all of her interest in and to the subject property in her husband, Edward Sutton, Jr., as the surviving tenant by the entirety.

The said Edward Sutton, Jr. became deceased on November 04, 2022, as per the terms of his Last Will and Testament of record at Docket No. 23P1705 in the Probate Court for Davidson County, Tennessee, he named Deidre Anese Hughes as his personal representative, thereby giving her the authority to administer and sell the property as part of his estate.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 0 Wade Avenue Lot 6, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of January, 2024.

Estate of Edward Sutton, Jr.

By: Deidre Anese Hughes
Deidre Anese Hughes, Executrix

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 Deidre Anese Hughes, Executrix of the Estate of Edward Sutton, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of January, 2024.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Notary Public

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **January 26, 2024** (date of document).

Affiant Signature

January 31, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 31st day of January, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25