THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1152310 DEEDQC
06/28/2024 09:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240628-0048593

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Deidre Anese Hughes 524 Spring Garden Court Antioch, TN 37013	New owner	105-09-0-273.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Deidre Anese Hughes, Executrix of the Estate of Edward Sutton, Jr.**, by these presents does hereby quitclaim and convey unto, **Deidre Anese Hughes, a married woman**, her successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TENNESSEE, COUNTY OF DAVIDSON, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 5 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 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.

Being also known as 1009 Wade Avenue, Nashville, TN 37203.

This being property acquired by inhertiance and being separate property under T.C.A. 36-4-21 or otherwise similar statues herein. Said property having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 27th day of June, 2024.

Amanda Allen
Affiant

My commission expires: 5-9-26
(Affix Seal)

Notary Public

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 27th day of June, 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 27th day of June, 2024.

Notary Public

My Commission Expires: 5-9-26

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 **June 27, 2024**.

Affiant Signature

June 27, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 27th day of June, 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