Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1189510
10/03/2024 09:59:39 AM
Fees: $13.00 Taxes: $3,607.50

Davidson County
DEEDWARR
2 pgs

20241003-0076719

File #24-TC-3903-O

(SEAL)
CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
3903 Baxter Road Trust, Dated October 1, 2024	**NEW OWNER**	
(NAME)	(NAME)	**008 00 0 190.00**
P.O. Box 41504		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

ASHLEY NICOLE SHANNON AND MATTHEW J. SUTTON, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

3903 BAXTER ROAD TRUST, DATED OCTOBER 1, 2024,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1A and 1B, of AMENDMENT COMPLETION PLAT OF LOT 1 TRACT SURVEY CHARLIE THOMAS ESTATE, as shown by plat of record in Instrument No. 20210713-0094205 and Surveyor's Certificate of Correction recorded in Instrument No. 20211001-0132634, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ashley N. Coston and Matthew Sutton AKA Matthew J. Sutton, by Warranty Deed from Ethel Deliah Pepper AKA Deliah Pepper, as heir-at law and as administratrix of the Estate of Phil N. Pardue, Angela Grogan, Lisa Pardue and Rebecca McKay, heirs-at-law of the Estate of Phil N. Pardue, of record in Instrument No. 20200521-0053105, in the Register's Office of Davidson County, Tennessee, dated May 08, 2020 and recorded on May 21, 2020.

Ashley N. Coston and Ashley Nicole Shannon are one and the same.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AMENDMENT COMPLETION PLAT OF LOT 1 TRACT SURVEY CHARLIE THOMAS ESTATE, as recorded in Plat Instrument No. 20210713-0094205, amending Plat Book 6200, Page 943.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20211008-0135725.
* Easement for Water Line, recorded in Book 8118, Page 779.
* Easement for the flow of the waters of Unknown, and the rights of the public therein.
* Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **MATTHEW J. SUTTON** as Attorney-in-Fact for **ASHLEY NICOLE SHANNON**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20241003-0076719, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: **3903 Baxter Road, Joelton, TN 37080**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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/our hand(s) this the 1st day of October, 2024.

Ashley Nicole Shannon By Matthew J. Sutton Attorney in Fact

Ashley Nicole Shannon by Matthew J. Sutton, her Attorney-In-Fact

Matthew J. Sutton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW J. SUTTON**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **ASHLEY NICOLE SHANNON**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ASHLEY NICOLE SHANNON.**

Witness my hand and official seal this **1st** day of **October**, **2024**.

Notary Signature
My Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of October, 2024, before me personally appeared Matthew J. Sutton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of October, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028