Karen Johnson Davidson County
Batch# 1200359 DEEDQC
11/01/2024 11:22:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241101-0084980

Recordation Requested By/Return to:
EQUITY NATIONAL TITLE
317 IRON HORSE WAY
PROVIDENCE, RI 02908
File No. TNP24-484570

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
DAVID SUTTON	DAVID SUTTON	173 09 0A 309.00
912 TOTE LANE, NASHVILLE, TN 37211	912 TOTE LANE, NASHVILLE, TN 37211	

Executed this 21 day of Oct 2024

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **BRANDI M. PANTER AND DAVID SUTTON, BOTH UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **DAVID SUTTON, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO 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. 265 on the Plan of Phase four, Lenox Village of record in Plat at Instrument No. 20040806-0094784, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This conveyance is subject to:

• All matters shown on the Plan of record as Instrument No. 20040806-0094784;

• Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826, as supplemented in Instrument Nos. 20021226-0158458,20031212-0178492,20040526-0062220,20050119-0006853, 20050324-0032209, 20060120-0007914, as corrected in Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, further supplemented in Instrument Nos. 20060321-0032383, 20060622-0074677, as amended in Instrument Nos. 20050815-0096405, 20070103-0001284 and 20070830-0104306, as supplemented in Instrument No. 20080326-0030439;

• Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032825, as supplemented in Instrument Nos. 20021226-0158459, 20040526-0062221, 20060120-0007913 and 20060321-0032382;

• Charter of The Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020412-0045831;

• Storm Water Detention Agreement of record in Book 7361, Page 230, and Instrument No. 20020408-0042676;

• Easement for sanitary sewer, water mains and appurtenances of record in Instrument Nos. 20011129-0130322, 20030923-0140666 and 20040310-0027422;

• Sanitary Sewer and/or Storm Drainage Easement of record in Book 7985, Page 449;

• Easement for Ingress and Egress of record in Instrument No. 20010103-0000902;

• Grant Easement of record in Instrument No. 20130626-0065783, Register's Office for Davidson County, Tennessee; and

• Any and all existing easements and restrictions as shown of record not stated herein

Title to the above described Brandi M. Panter, unmarried and David Sutton, unmarried from Jaclyn Hughes by Warranty Deed dated July 28, 2015 and recorded August 3, 2015 in or Instrument No. 20150803-0076652, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as, 912 TOTE LANE, NASHVILLE, TN 37211
This instrument was prepared without the benefit of a title examination.

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 hand this 21 day of Oct, 2024

B P S

BRANDI M. PANTER

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Ann Stathos Donnell of the state and county mentioned, personally appeared **BRANDI M. PANTER**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.
(seal)

ANN STATHOS DONNELL
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
AUGUST 7, 2028
DAVIDSON COUNTY

Notary Public
Printed Name: Ann Stathos Donnell
My Commission Expires: 8/7/03/28

Witness my hand this 21 day of Oct, 2024

DAVID SUTTON

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Ann Stadler Donnell of the state and county mentioned, personally appeared **DAVID SUTTON**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.
(seal)

Notary Public
Printed Name: Ann Stadler Donnell
My Commission Expires: 07/03/28



VALUATION AFFIDAVIT

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $ 10.00

Affiant

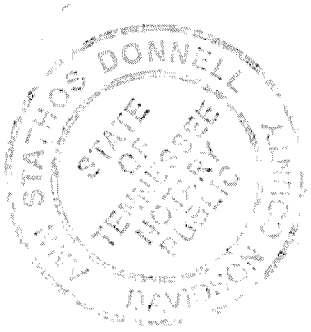
STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 21 day of Oct, 2024

Notary Public

My commission expires: 07/03/28



Certificate of Authenticity

I, Tara Roche, 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 10/21/2024.

Tara Roche
Affiant Signature

10/25/24
Date

State of Rhode Island
County of Providence

Sworn to and subscribed before me this 25th day of October, 20 24.

Katerina Rodriguez
Notary's Signature

KATERINA RODRIGUEZ
Notary Public-State of Rhode Island
ID# 768795
My Commission Expires
May 25, 2026

My Commission Expires: May 25, 2026
Date

Notary's Seal (if on paper)