Karen Johnson Davidson County
Batch# 1206398 DEEDWARR
11/19/2024 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20241119-0089376

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1276

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Wade Sutton, Sr., unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lisa Somerlot, a married woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 63W of Royal Oaks Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4460, Page 189, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to William Wade Sutton, Sr. by Warranty Deed from Gregory Aiuto, unmarried, a/k/a Gregory Auito of record in Instrument No. 20160620-0062404 Register's Office for Davidson County, Tennessee, dated June 17, 2016 and recorded on June 20, 2016.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4505 Harding Pike #63W, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Lisa Somerlot **4505 Harding Pike #63W** **Nashville, TN 37205**	New Owner	**116-03-0A-062.00**

WITNESS THE EXECUTION HEREOF this 14th day of November, 2024.

William Wade Sutton Sr.
William Wade Sutton, Sr.

State of New Hampshire
County of Strafford

On this 14th day of November, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William Wade Sutton, Sr., the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/9/2027

BARBARA HARRIS
JUSTICE OF THE PEACE
-MY-
COMMISSION
EXPIRES
MAR. 9, 2027
NOTARY PUBLIC
NEW HAMPSHIRE

State of Tennessee)
County of ~~Davidson~~)
Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 475,000.00.**

Affiant

Sworn and subscribed before me on this the 15th ~~day of~~ November, 2024.

Notary Public

My Commission Expires: January 31st 2026

MELANIE EDWARDS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 11/15/2024.

Date

Affiant Signature

11/15/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of November, 2024.

Notary's Signature

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: Jan 31st 2026

Date

Notary's Seal