This Instrument Prepared By:
Hagar & Phillips, PLLC
207 University Avenue
Lebanon, TN 37087

Send Tax Bill To:
Craig and Kristi Sutton, Trustees
Sutton Family Revocable Living Trust
3844 Lake Aire Drive
Nashville, TN 37217

Karen Johnson
Batch # 1256976
04/07/2025 08.46 58 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250407-0025961

QUITCLAIM DEED

THIS INSTRUMENT made and entered into by and between Craig and Kristi Sutton, Trustees of the Sutton Family Revocable Living Trust, dated March 19, 2025, and Craig A. Sutton and wife, Kristi L. Sutton, of Davidson County, Tennessee;

WITNESSETH

FOR AND IN CONSIDERATION of Ten and no/100 Dollars ($10.00), cash in hand paid and other valuable mutual considerations, the receipt of which is hereby acknowledged, we, Craig A. Sutton and wife, Kristi L. Sutton, convey, unto Craig and Kristi Sutton, Trustees of the Sutton Family Revocable Living Trust, dated March 19, 2025, all of our right, title interest and estate, in and to a certain tract or parcel of land together with all improvements and appurtenances thereunto belonging, situate and lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Map: 136-03 Parcel: 15 02D 55370

Being Lot No. 90 on the Plan of Priest Lake Park Subdivision, Section 2, of record in Book 4175, pages 56, 57, 58, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description contained in Book 8394, Page 514 of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Craig Sutton, and wife, Kristi Sutton by Quitclaim Deed from Craig Sutton dated June 24, 2015, appearing of record as Instrument Number 20150624-0060640, of the Register's Office of Davidson County, Tennessee.

The real property is commonly referred to as 3844 Lake Aire Drive, Nashville, Tennessee 37217.

THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF WILSON COUNTY, TENNESSEE, HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

I HEREBY remise, release, and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantors have in and to the described parcel of land, and improvements

and appurtenances thereto.

GRANTORS CONVENANTS WITH SAID Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

TAXES for the year 2025 will be prorated as of the date of this deed and settled in cash between the parties with the parties being jointly responsible to the County Trustee for taxes. Prior year taxes, if any, will be paid by the parties.

POSSESSION shall be given no later than with delivery of this deed.

THIS QUIT CLAIM DEED is subject to any and all indebtedness of record.

IN WITNESS WHEREOF the Grantors has hereunto set their manual signatures this 19 day of March, 2025.

CRAIG A. SUTTON, Grantor

KRISTI L. SUTTON, Grantor

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, the within named Grantor, CRAIG A. SUTTON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the persons described in and who acknowledged the execution of the foregoing instrument as her free and voluntary act and deed for the purposes therein contained.

WINTESS MY HAND AND OFFICIAL SEAL this 19 day of March, 2025.

My Commission Expires: 7/27/2026

NOTARY PUBLIC

DAVID C. BRUST
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, the within named Grantor, KRISTI L. SUTTON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the persons described in and who acknowledged the execution of the foregoing instrument as her free and voluntary act and deed for the purposes therein contained.

WINTESS MY HAND AND OFFICIAL SEAL this 19 day of March, 2025.

My Commission Expires: 7/27/2026 NOTARY PUBLIC

DAVID C. BRUST STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

Under T.C.A. § 67-4-409(a)(4), the actual consideration of this conveyance is Zero Dollars ($0.00).

AFFIANT, CRAIG A. SUTTON, Trustee

SWORN AND SUBSCRIBED before me
this 19 day of March, 2025.

My Commission Expires: 7/27/2026

NOTARY PUBLIC

DAVID C. BRUST STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON