This Instrument Prepared By and Return To:
Four Star Title, LLC
2500 N. Mt. Juliet Road
Mt. Juliet, TN 37122
21-3815

Karen Johnson Davidson County
Batch# 1264960 DEEDQC
04/25/2025 09:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250425-0031866

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer is $0.00.

Bailey Warren
AFFIANT

Subscribed and sworn to before me, this 22 day of April, 2025

Tonya Thomas
NOTARY PUBLIC

My Commission Expires: 10-26-25

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
William F. Sutton, Jr. and Carol Therese Sutton 802 Creekwood Ct. Mount Juliet, TN 37122	Same as New Owner	063-04-0-028.00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **William F. Sutton, Jr., married**, hereinafter called the GRANTOR(S), does hereby quitclaim and convey to **William F. Sutton, Jr. and wife, Carol Therese Sutton** called the GRANTEE, all right, title and interest, they have in the property:

ALL that certain lot, parcel, or tract of land, situate and lying in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Land located in Davidson County, Tennessee, being Lot No. 1 on the Plan of Laurel Heights Subdivision, Section B, as of record in Book 3600, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to William F. Sutton, Jr., unmarried by Deed dated November 27, 2013 from Charles W. Meador, married, recorded December 2, 2013, in Instrument Number 20131202-0122342, in the Register's Office of Davidson County, Tennessee

This is improved property located at 102 Paula Dr., Old Hickory, TN 37138

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have hereunder set their hand(s) this 22nd day of April, 2025.

William F. Sutton, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **William F. Sutton, Jr.** whom I am personally acquainted, or who proved on the basis of satisfactory evidence, and who acknowledge that he has executed the foregoing instrument for the purposes therein contained, and of his own free act and deed.

WITNESS my hand and official seal this 22nd day of April, 2025.

Tonya Thomas
NOTARY

MY COMMISSION EXPIRES: 10-26-25

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:

Tennessee Certification of Electronic Document

I, Bailey Warren, 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 4-22-25 (date of document).

Bailey Warren
Affiant Signature

4-25-25
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 25th day of April, 2025.



MY COMMISSION EXPIRES:

Tonya Thomas
Notary's Signature

MY COMMISSION EXPIRES: 10-26-25