THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350451**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $760,000.00. Affiant Subscribed and sworn to before me, this 2nd day of May, 2025. Notary Public My Commission Expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-10-2027

Karen Johnson Davidson County
Batch# 1269024 DEEDWARR
05/05/2025 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20250505-0034936

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Allison Carlson and Benjamin Carlson 783 Rodney Drive Nashville TN 37205	UBS Bank USA 95 State Street Suite 2200 Salt Lake City, UT 84111	Tax Parcel ID No. 115 13 0 023.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marcia K. Sutton and Shaun E. Sutton, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allison Carlson and Benjamin Carlson, a married couple** , ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 210 on the plan of WEST MEADE HILLS, SECTION 8, as of record in Plat Book 3600, Pages 61 and 62, Register's Office for said County, to which plan reference is herein made for a more detailed description.

Being the same property conveyed to Marcia K. Sutton and Shaun E. Sutton, Wife and Husband, by Warranty Deed from Sandra Piller, Trustee of The Piller Family Trust of 1998, of record in Instrument No. 20161221-0133895, in the Register's Office of Davidson County, Tennessee, dated November 30, 2016 and recorded on December 21, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION EIGHT, WEST MEADE HILLS, as recorded in Plat Book 3600, Page(s) 61 & 62. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3789, Page 119.

This is improved property located at 783 Rodney Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of May, 2025.

Marcia K. Sutton

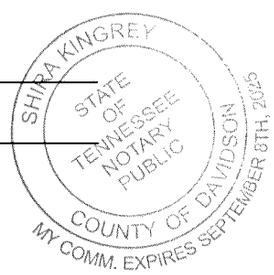
Shaun E. Sutton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marcia K. Sutton and Shaun E. Sutton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2025.

Notary Public
My Commission Expires: _____



True Copy Certification

I, **Pam Autry,** 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 this the 2 day of May, 2025.

Affiant Signature
Date 5-2-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

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