Karen Johnson Davidson County
Batch # 1281944 DEEDQC
06/06/2025 09 38 02 AM 5 pgs
Fees $27 00 Taxes $0 00
20250606-0044599

**THIS INSTRUMENT PREPARED BY:**
ANDREW E. MILLS, Esq
Reynolds, Potter, Ragan & Vandivort, PLC
Attorneys-at-Law
210 East College Street
Dickson, Tennessee 37055
**This firm did not conduct a title search, issue a title opinion letter, or issue title insurance regarding the sale of this property.**

| Address of New Owners: | Send Tax Bills To: | Map / Parcel |
|---|---|---|
| Pamela Sutton<br>103 Acorn Dr<br>Dickson, TN 37055 | Same | 114/121 00 |

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of **One And No/100ths ($1.00) Dollar**, to me paid, the receipt of which is hereby acknowledged, and other considerations hereinafter mentioned, We, **Stephanie Roxanne Sowers, Amanda Yvonne Brawner** and **Travis Wade Sutton**, the Grantors, by these presents does transfer and quitclaim unto **Pamela Sutton**, Grantee, her heirs and assigns, their interest in the following described tract or Parcel of land, lying and being situated in the Eighth Civil District of Davidson County, Tennessee, and more particularly bounded and described as follows:

Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being lot Number 1 on a survey by S.H. Hutchinson, Surveyor, dated February 3, 1958, described as follows

Beginning at a stake on the westerly margin of Old Hickory Boulevard, being south 8°east 206.5 feet from the intersection of the westerly margin of said Boulevard and the southern boundary line of the property conveyed to William M. Judd and wife, by deed from H. C. Carter and wife, of record in book 1632, page 563, Register's Office for said County; thence south 85° west 212 feet to a stake; thence south 16° east 109 feet; thence south 53° 30′ east 23 feet to the corner of lot Numbers 1 and 2 on said survey; thence with the line between said two lots north 85° east 180 feet to the westerly margin of Old Hickory Boulevard thence with the same north 8° west 125 feet to the beginning.

Being the same property conveyed to Steven Wade Sutton, a married man, by Quitclaim deed from Charles L. Sutton, and wife, Joyce Ashburn Sutton, dated June 18, 2016, of record refenced in 20160621-0063179, in the Register's Office of Davidson County, Tennessee. Also being the same

property that passed through intestate succession to the heirs-at-law of Steven Wade Sutton upon his death on April 16, 2024, being his children, Stephanie Roxanne Sowers, Amanda Yvonne Brawner and Travis Wade Sutton, and his wife, Pamela Sutton, according to two (2) Affidavits of Heirship dated August 12, 2024, of record referenced in 20250606-0044597-20250606-0044598, in the Register's Office of Davidson County, Tennessee. Also being the same Affidavits of Heirship of record in Volume 1586, Pages 2286-2287 and 2288-2289, in the Register's Office of Dickson County, Tennessee.

**IN WITNESS WHEREOF**, I have hereunto set my hand and signature, this 29 day of May, 2025.

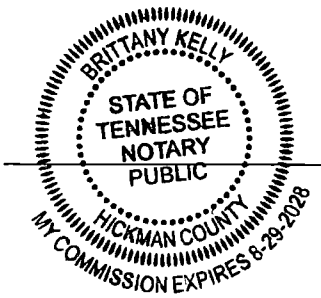
Stephanie R. Sowers
**Stephanie Roxanne Sowers**

STATE OF TENNESSEE )
COUNTY OF DICKSON )

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Stephanie Roxanne Sowers**, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained

**Witness my hand and notarial seal** at office in the State and County aforesaid, this 29th day of May, 2025.

Brittany Kelly
NOTARY PUBLIC




My Commission Expires _____

**IN WITNESS WHEREOF,** I have hereunto set my hand and signature, this 29 day of May, 2025.

**Amanda Yvonne Brawner**

STATE OF TENNESSEE )
COUNTY OF DICKSON )

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Amanda Yvonne Brawner**, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

**Witness my hand and notarial seal** at office in the State and County aforesaid, this 29th day of May, 2025.

NOTARY PUBLIC

BRITTANY KELLY
STATE OF TENNESSEE NOTARY PUBLIC
HICKMAN COUNTY
MY COMMISSION EXPIRES 8-29-2026

My Commission Expires: _____

**IN WITNESS WHEREOF**, I have hereunto set my hand and signature, this 29 day of May, 2025.

**Travis Wade Sutton**

STATE OF TENNESSEE )
COUNTY OF DICKSON )

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Travis Wade Sutton** , with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

**Witness my hand and notarial seal** at office in the State and County aforesaid, this 29th day of May, 2025.

NOTARY PUBLIC

BRITTANY KELLY
STATE OF TENNESSEE NOTARY PUBLIC
HICKMAN COUNTY
MY COMMISSION EXPIRES 8-29-2028

My Commission Expires:

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STATE OF TENNESSEE )
COUNTY OF DICKSON )

I hereby swear of affirm that the actual consideration for this transfer is $0.00.

Pamela H. Sutton
AFFIANT

Subscribed and sworn to before me this 29th day of May, 2025.

Brittany Kelly
NOTARY PUBLIC

BRITTANY KELLY
STATE OF TENNESSEE
NOTARY PUBLIC
HICKMAN COUNTY
MY COMMISSION EXPIRES 8-29-2028

My Commission Expires: _____