# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1323970 DEEDWARR
09/18/2025 10:36:36 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20250918-0074561

(SEAL)
JILL BRANYAN
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF September, 2025.

Notary Public
MY COMMISSION EXPIRES: 03/16/26

File #25-TC-4608 Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-SH-25-4608

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Hannah Duncan and Parker McCracken** | American Financial Resources | |
| (NAME) | (NAME) | |
| **4608 Elkins Ave** | 8 Campus Drive #401 | **091 16 0 054.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | Parsippany, NJ 07054 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

**VALERIE MARTIN SUTTON, AN UNMARRIED WOMAN,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**HANNAH DUNCAN, AND PARKER MCCRACKEN, WIFE AND HUSBAND,**

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 509 and the Easterly 5 feet of Lot 511, Block B, on the Plan of CHARLOTTE PARK ADDITION TO WEST NASHVILLE of record in Plat Book 57, Pages 102 and 103, Register's Office for said County. Said property fronts together 55 feet on the Northerly margin of Elkins Avenue, formerly Second Avenue, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to William Preston Sutton and Valerie Martin Sutton, by Quitclaim Deed from William Preston Sutton, of record in Instrument No. 20150123-0006761, in the Register's Office of Davidson County, Tennessee, dated January 22, 2015 and recorded on January 23, 2015. The said William Preston Sutton died on November 02, 2022, leaving Valerie Martin Sutton as the surviving tenant by the entirety.

Being the same property conveyed to William P. Sutton, unmarried, by Quitclaim Deed from Michael W. Sutton, of record in Book 11017, Page 923, in the Register's Office of Davidson County, Tennessee, dated July 2, 1998 and recorded on July 13, 1998.

Being the same property conveyed to William P. Sutton, by Quitclaim Deed from Cris Tina Sutton, of record in Book 8762, Page 727, in the Register's Office of Davidson County, Tennessee, dated December 13, 1991 and recorded on October 20, 1992.

Being the same property conveyed to William P. Sutton and Michael W. Sutton, by Warranty Deed from Randall B. Johnson, single, of record in Book 5644, Page 767, in the Register's Office of Davidson County, Tennessee, dated August 28, 1980 and recorded on August 29, 1980.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* 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 CHARLOTTE PARK ADDITION TO WEST NASHVILLE, as recorded in Plat Book 57, Pages 102 and 103.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4608 Elkins Avenue, Nashville, TN 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 12th day of September, 2025.

Valerie Martin Sutton

Valerie Martin Sutton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of September, 2025, before me personally appeared Valerie Martin Sutton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of September, 2025.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027