| | |
|---|---|
| Karen Johnson<br>Batch # 1328432<br>09/30/2025 02 11 15 PM<br>Fees $17 00 Taxes $0 00<br>20250930-0077764<br>Davidson County<br>DEEDQC<br>3 pgs | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF September 2025<br>Notary Public<br>MY COMMISSION EXPIRES 3/3/2026<br>(AFFIX SEAL) |

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

**THIS INSTRUMENT WAS PREPARED BY**
**JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221**

**THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.**

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| **THE SUTTON FAMILY REVOCABLE LIVING TRUST** | **SAME** | **126-16-0A-218.00** |
| (NAME)<br>**7001 Bridgeport Drive** | (NAME) | |
| (ADDRESS)<br>**Nashville, TN 37221** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *QUITCLAIM DEED*

For and in consideration of the sum of ten dollars, we, **Mark A. Sutton and Peggy R. Sutton, Husband and Wife, and Luke M. Sutton,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Mark A. Sutton and Peggy Rose Sutton, Trustees of THE SUTTON FAMILY REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE SUTTON FAMILY REVOCABLE LIVING TRUST, Dated September 25, 2025,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit

*Land in Davidson County, Tennessee, being Lot No 498 on the Plan of Final Plat, Riverwalk, Phase 2A, Section 1, of record in Plat at Instrument No 20031014-0151989, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property*

*Being the same property conveyed to Mark A Sutton and Peggy R Sutton, husband and wife, by Warranty deed from Thomas K Wilson and Samantha Lyles N/K/A Samantha Wilson, husband and wife, of record in Instrument No 20170906-0091530 Register's Office for Davidson County, Tennessee, dated September 01, 2017 and recorded on September 06, 2017*

*Further being the same property conveyed to Mark A Sutton and Peggy R Sutton, Husband and Wife, and Luke M Sutton, as Joint Tenants With Rights of Survivorship, by Quitclaim Deed dated October 2, 2020, from Mark A Sutton and Peggy R Sutton, Husband and Wife, of record in Instrument No 20201221-0151562, Register's Office for Davidson County, Tennessee*

*Said previous conveyance included for reference*

*The said Peggy R Sutton and Peggy Rose Sutton are one in the same person for purposes of this transaction*

Unimproved ( )
This is improved ( X ) property, known as **7001 Bridgeport Drive, Nashville, TN 37221.**

Witness our hands, this the 25th day of September, 2025

Mark A Sutton
**Mark A. Sutton**

Peggy R Sutton
**Peggy R. Sutton**

Luke M. Sutton
**Luke M. Sutton**

---

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark A. Sutton** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity

Witness my hand and official seal, this 25th day of September, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Peggy R. Sutton** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 25th day of September, **2025.**

My Commission Expires. 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Luke M. Sutton** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 25th day of September, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public