# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1335332 DEEDWARR
10/17/2025 09:44:30 AM 5 pgs
Fees: $28.00 Taxes: $832.50
20251017-0082844

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF October, 2025.

Notary Public

MY COMMISSION EXPIRES: 1.31.28 (AFFIX SEAL)

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ethiopia W. Gezahagn | New Owner | |
| (NAME) | (NAME) | 15001019500 |
| 5544 Craftwood Dr. | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Jacqueline Bryant, Sharon Sutton, and Alfreda Sutton**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ethiopia W. Gezahagn**
, HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 161 on the Plan of Edge-O-Lake Estates, Section 8, as of record in Book 3700, Page 101, Register's Office for said County.**

**Said lot fronts 82 feet on the westerly side of Mossdale Drive and extends back 106.46 back on the northerly line and 110 feet on the southerly line to a dead line which is a broker line and measures 159.15 feet thereon.**

**Being the same property conveyed to Joe G. Sutton, a single man, by virtue of that certain Warranty Deed dated August 27, 2012, and being of record at Instrument No. 20120830-0078379 in the Register's Office of Davidson County, Tennessee. Joe G. Sutton died intestate on June 4, 2025. Affidavit(s) of Heirship as to Joe G. Sutton recorded in Instrument No. 202510170082842 and Instrument No. 202510170082843, in the Register's Office for Davidson County, Tennessee, stating that the only heirs at law are Jacqueline Bryant, Sharon Sutton, and Alfreda Sutton.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.**

This is improved unimproved x property, known as 2805 Mossdale Dr. Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 15 day of October, 2025.

**Jacqueline Bryant**

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jacqueline Bryant**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15 day of October, 2025.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this 16 day of October, 2025.

**Sharon Sutton**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Sharon Sutton**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this _____ day of October, 2025.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-2-25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand this 16 day of October, 2025.

**Alfreda Sutton**

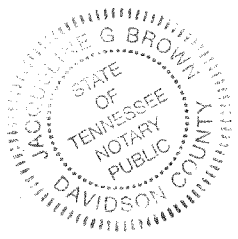
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Alfreda Sutton**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this _____ day of October, 2025.

Notary Public

My Commission Expires: 11-3-25



## CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 October 16, 2025.

Lissa Groom
Affiant
Date: 10-17-25

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 17 day of October, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON