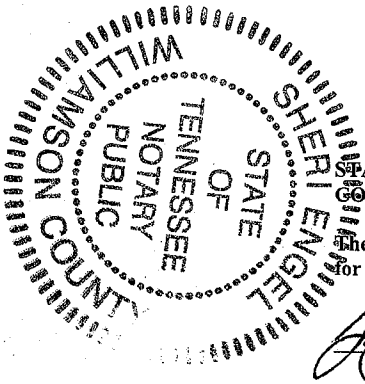
Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $765,000.00

Affiant

Subscribed and sworn to before me this 7th day of November, 2025.

Notary Public
My commission expires: 11-21-2027

Karen Johnson Davidson County
Batch# 1342832 DEEDWARR
11/07/2025 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20251107-0088956

Address of New Owner:	Send Tax Bills to:	Tax Information
Jon Brandt Sutton and Amy Sutton 5926 Temple Road Nashville, TN 37221	A & D Mortgage, LLC 899 West Cypress Creek Road Fort Lauderdale, FL 33309	156-00-0-074

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Greg Elder, a married man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jon Brandt Sutton and Amy Sutton, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1, Leon Seidner Subdivision, of record in Plat Book 6050 Page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Greg Elder and wife, Susan A. Elder by deed from Mark Glennon Deering and wife, Rachel Dawn Deering of record in Instrument No. 20070706-0081028, Register's Office for Davidson County, Tennessee, and dated May 30, 2007. Susan A. Elder died on November 10, 2020, leaving Greg Elder as sole surviving tenant.

By his signature below, Grantor swears that this property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Leon Seidner Subdivision of record in Plat Book 6050 Page 144 Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20050128-0010508 Register's Office for Davidson County, Tennessee.

This property is improved property known as 5926 Temple Road, Nashville, TN 37221

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 7th day of November, 2025.

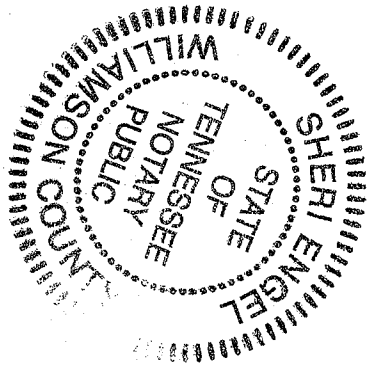
Greg Elder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of November, 2025, before me personally appeared Greg Elder, 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 7th day of November, 2025.

Notary Signature
My commission expires: 1-21-2027



I, Amy Cross Nance do hereby make oath that I am a licensed attorney and 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 7th day of November, 2025

Dated 11/7/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 7th day of November, 2025

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL