Karen Johnson Davidson County
Batch# 1343032 DEEDWARR
11/07/2025 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,362.45
20251107-0089008

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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~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $638,500.00

Signed by: B7A7DB04A0544F7... Signed by: B07C834CFD50448... Signed by: Dawson Flint 5490C3827F5... Docusigned by:

Affiant

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

Notary Public
My commission expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 2, 2029

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mark Flint, et al 102 41st Avenue Nashville, TN 37209	102 41st Avenue Nashville, TN 37209	103-08-0K-00200

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 **Jon Sutton and Amy Sutton, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Mark Flint and wife Melinda Flint; and Dawson Flint and wife Brianna Flint,** 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 Unit No. B, together with the appurtenant interest in the common elements of Murphy Road Cottages, a horizontal property regime established by declaration, of record in Instrument No. 20120803-0069229, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium site Plan attached as Exhibit "B" to the aforementioned declaration, and being located upon Lot No. 12 on the Plan of Subdivision of Lots 9 to 14, inclusive on the map of West End annex of record in Book 547 Page 89, said Register's Office, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jon Sutton and Amy Sutton, husband and wife, by deed from Zachary Paul Piller and Victoria J. Piller, husband and wife, of record in Instrument No. 20200424-0043003, Register's Office for Davidson County, Tennessee, and dated April 22, 2020.

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 Murphy Road Cottages of record in Instrument No. 20120803-0069229 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20120803-0069229 in the official records of the Davidson County Register of Deeds.

4. Charter for Murphy Road Cottages of record in Instrument No. 20120803-0069228 Register's Office for Davidson County, Tennessee.

This property is improved property known as 102 41st Avenue North, 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. 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.

Jon Sutton

Amy Sutton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of November, 2025, before me personally appeared Jon Sutton and Amy 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 7th day of November, 2025.

Notary Signature
My commission expires: 11-21-2027

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY SHERI ENGEL

202511070089008

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or 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 11/7/25 (date of document).

Affiant Signature

11/7/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

