Karen Johnson Davidson County
Batch# 1350957 DEEDQC
11/26/2025 09:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251126-0094389

QUITCLAIM DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/2/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 25-0504

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rachel Reeves Sutton	NEW OWNER	Map: 162-05-0-057.00
(NAME) 1800 Warfield Drive	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES LEROY HODGE, ANITA CAROL HIMBER, AND RACHEL REEVES SUTTON, F/K/A RACHEL REEVES MADDOX, TRUSTEES OF THE HODGE FAMILY TRUST DATED 11/6/81,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

RACHEL L. SUTTON, MARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Certain real estate in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 148 on the Plan of Southwood, of record in Book 2663, pages 125 and 126, Register's Office for said County, as follows:

BEGINNING at a point in the easterly margin of Tudor Lane at the corner of lots 148 and 149; thence with the line between said lots easterly 148.59 feet to a point in the easterly line of the Radnor Water District Property; thence with said line, northwardly 25 feet to a point a corner of lot 147 on said Plan; thence with the line between lots 147 and 148, northwardly 167.42 feet to a point in the southerly margin of Ash Grove Drive; thence with the margin of the same, westerly 120.9 feet to a point at the beginning of a curve; thence around said curve southeasterly 39.27 feet to a point in the easterly margin of Tudor Lane; thence with the margin of the same, southerly 121.08 feet to the beginning.

Being the same property conveyed to Hodge Family Trust, by Quitclaim Deed from Ed Hodge and wife, Evelyn M. Hodge, of record in Book 5834, Page 412, dated December 31, 1981, Register's Office for said County.

Rachel Reeves Sutton and Rachel Reeves Maddox being one and the same person.

This is improved property, known as 381 Ash Grove Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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 our hands this 24th-25th day of November, 2025.

The Hodge Family Trust dated 11/6/81

BY: James LeRoy Hodge
James LeRoy Hodge, Trustee

BY: Rachel Reeves Sutton
Rachel Reeves Sutton, Trustee

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James LeRoy Hodge, Trustee of The Hodge Family Trust dated 11/6/81, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her/their oaths, acknowledged himself/herself/themselves to be the Trustee of The Hodge Family Trust dated 11/6/81, and that he/she/they as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

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

My commission expires: 11/2/26

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rachel Reeves Sutton, Trustee of The Hodge Family Trust dated 11/6/81, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her/their oaths, acknowledged himself/herself/themselves to be the Trustee of The Hodge Family Trust dated 11/6/81, and that he/she/they as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of November, 2025.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand this 21st day of November, 2025.

The Hodge Family Trust dated 11/6/81

BY: Anita Carol Hodge, Trustee
Anita Carol Himber, Trustee

STATE OF Alabama
COUNTY OF Lauderdale

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Anita Carol Himber, Trustee of The Hodge Family Trust dated 11/6/81, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Trustee of The Hodge Family Trust dated 11/6/81, and that she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of November, 2025.

My commission expires: 07/01/2029

Angela Reeder
Notary Public

Alabama State At Large
Notary Public
Angela Reeder
My Commission Expires 07/01/2029

Certification of Recorded Documents

I, Channing Miles, 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 November 25, 2025.

(AFFIANT) – Channing Miles

11/25/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 25th day of November, 2025.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY