Karen Johnson Davidson County
Batch# 1357415 DEEDQC
12/12/2025 12:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251212-0099144

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. James S Sutton Affiant Subscribed and sworn to before me, this 11th day of December, 2025. Lindsay Hamada Notary Public My Commission Expires: _____

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
James S. Sutton, Trustee 2040 Conductor Lane Thompson Station, Tennessee 37179	SAME	160 03 0 027.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James S. Sutton, Trustee of the Joyce & James Sutton Living Trust, established by the Revocable Trust Agreement of James S. Sutton and Barbara Joyce Sutton dated April 14, 2017**, hereinafter called the Grantor, for the

purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **James S. Sutton, Trustee of the James S. Sutton Living Trust, established by the Revocable Trust Agreement of James S. Sutton dated November 17, 2025**, as amended and restated from time to time, and to his 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 and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 11th day of December, 2025.

James S. Sutton, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James S. Sutton, Trustee, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of December, 2025.

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 315 on the Plan of Haileywood Estates, Section VIII-B, as of record in Book 2854, Page 148, Register's Office for said County.

Said Lot No. 315 fronts 129 feet on the north side of Regent Drive, and runs back 200.2 feet on the west line and 187 .9 feet on the east line, to a dead line on the rear on which it measures 98 feet.

Being the same property conveyed to James S. Sutton, Trustee of the Joyce & James Sutton Living Trust, established by the Revocable Trust Agreement of James S. Sutton and Barbara Joyce Sutton dated April 14, 2017, by deed from James S. Sutton, of record in Instrument No. 20230717-0054815, Register's Office for Davidson County, Tennessee.

This is improved property known as 5192 Regent Drive, Nashville, TN 37220.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 December 11, 2025.

12/12/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of December, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

