Karen Johnson Davidson County
Batch# 1360985 DEEDWARR
12/23/2025 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20251223-0101716

WARRANTY DEED

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$510,000.00

Affiant

Subscribed and sworn to before me this 18 day of May, 2025.

Notary Public

My Commission expires: 3/20/29
(Affix Seal)

JESSICA SWINDELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/20/2029
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
RYAN J. RAYHAB AND CAMDEN DIVER	**RYAN J. RAYHAB AND CAMDEN DIVER**	**141-05-0A-225.00CO**
1221 SCARCROFT LANE	**1221 SCARCROFT LANE**	
NASHVILLE TN 37221	**NASHVILLE TN 37221**	

FOR AND IN CONSIDERATION OF THE SUM Of FIVE HUNDRED TEN THOUSAND DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

WHTINEY WYCE SUTTON, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

RYAN J. RAYHAB, AN UNMARRIED MAN AND CAMDEN DIVER, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 225 on the Plan of Avondale Park, Phase 2, Section 1, as shown on the plan of record in Instrument No. 20110208-0011105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property that was conveyed to Whitney Wyce Sutton, an unmarried woman by deed from Folasade A. Arinze, married and husband, Patrick Arinze, dated December 14, 2018 and recorded on December 18, 2018 in Instrument No. 20181218-0122805, in the Register's Office for Davidson County, Tennessee.

This is improved (_X_) unimproved (_) property known as 1221 SCARCROFT LANE 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 GRANTEES, their heirs, successors and assigns, forever. GRANTOR covenant with GRANTEES that GRANTOR is 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 does further covenant and bind itself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 our hand(s) this 18 day of December, 2025.

WHITNEY WYCE SUTTON *Grantor*

STATE OF TN)
COUNTY OF Sumner)

Before me, a Notary Public in and for said County and State, WHITNEY WYCE SUTTON, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 18 day of December, 2025.

Notary Public
My commission expires 3/20/29

JESSICA SWINDELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/20/2029
SUMNER COUNTY

Certificate of Authenticity

I Adde Dilworth, 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 18, 2025**.

Date

Affiant Signature **12/19/2025**
Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **19th** day of **December**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)