This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 East College Street, Suite B
Dickson, TN 37055

P26-0011-D Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-BLWL-26-2556

Karen Johnson Davidson County
Batch # 1399051 DEEDWARR
03/30/2026 02:24:58 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260330-0025120

WARRANTY DEED

Address of New Owners:
Mr. Joshua A. Bedsole
2556 Lakeland Drive
Nashville, TN 37214

Send Tax Bills To:
Same

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Ernest Marvin Sutton, Jr and Sandi Lea Travis and Linda Ruth Sutton as deviseees under the Last Will and Testament of Ernest Marvin Sutton, Sr., deceased,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joshua A. Bedsole, unmarried,

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Lakeland of record in Plat Book 2133, Page 15, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ernestine S. Riggins, a single person by deed from Carl N. Price and wife, Mary H. Price recorded August 5, 1994 and of record in Book 9429, Page 961 in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Ernest Marvin Sutton, Sr. by quitclaim deed from Ernestine S. Riggins, a single person, dated May 10, 1996 and of record in Book 10049, Page 676 in the Register's Office for Davidson County, Tennessee. The said Ernest Marvin Sutton, Sr. having since died and said property was devised to Ernest Marvin Sutton, Jr., Sandi Lea Travis and Linda Ruth Sutton with a life estate devised to Bobbie Raye Sutton under The Last Will and Testament of Ernest Marvin Sutton, Sr. of record in Will Book 233, Page 394 in Probate Court for Davidson County, Tennessee. The said Bobbie Raye Sutton having since died thereby terminating said life estate.

This conveyance is subject to the right of way of Lakeland Drive.

This conveyance is subject to all matters shown on a plat of record in Plat Bok 2133, Page 15 in the Register's Office for Davidson County, Tennessee.

This is ☐ Unimproved ☒ Improved property known as 2556 Lakeland Drive, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT TO: 2026 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the 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 hands this the 25th day of March, 2026.

Ernest Marvin Sutton, Jr.

Sandi Lea Travis

Linda Ruth Sutton

BY: _____
Ernest Marvin Sutton, Jr., Co-Conservator

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernest Marvin Sutton, Jr., individually and as Co-Conservator for Linda Ruth Sutton per authority granted in Order Approving the Sale of Real Property under Case No. 00235 in the Chancery Court for Wilson County, Tennessee at Lebanon, and Sandi Lea Travis, as devisees under the Last Will and Testament of Ernest Marvin Sutton, Sr., deceased, 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 for the purposes therein contained as their free act and deed.

Witness my hand and official seal at office this 25th day of March, 2026.

NOTARY PUBLIC
My Commission Expires: _____



STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of March, 2026.

Notary Public

My Commission Expires:

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

Map &
Parcel: 095-12-0-080.00