THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Donnie Joe Sutton, Trustee
Michelle Petree Sutton, Trustee
316 Irvine Lane
Franklin, TN 37064

Send Tax Bill to:
Owner

Map-Parcel Numbers:
141-6-D-157CO

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Jennifer Cowell
Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2025.

MARK BELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
12/9/28

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($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, I, **Donnie Joe Sutton and Michelle Petree Sutton, husband and wife,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **Donnie Joe Sutton and Michelle Petree Sutton, Trustees of the Donnie Joe Sutton and Michelle Petree Sutton Living Trust dated September 25, 2025, and any amendments thereto**, HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 3411 Harpeth Springs Drive, Nashville, TN 37221.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 22nd day of December, 2025.

Donnie Joe Sutton

Michelle Petree Sutton

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Karen Johnson
Batch # 1400126
04/01/2026 09:51:34 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260401-0025860

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donnie Joe Sutton and Michelle Petree Sutton**, the Grantor, 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.

Witness my hand and official seal this 22nd day of December, 2025.

My commission expires:
12/9/28

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

LAND in Davidson County, Tennessee, being Unit No. 157 on the Plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donnie J. Sutton, an unmarried man, by Warranty Deed dated 12/21/2024, from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20050104-0001323, Register's Office for said County.

Being the same property conveyed to Donnie Joe Sutton and Michelle Petree Sutton, husband and wife, by Quitclaim Deed dated _____, from Donnie J. Sutton, an unmarried man, of record in Instrument No. 20260401-0025859, Register's Office for said County.