Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson
Batch # 1410436
04/23/2026 12:43:57 PM
Fees: $13.00 Taxes: $1,757.50
Davidson County 39-B
DEEDWARR 1000
2 pgs
20260423-0034180

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the nereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Pamela Sutton, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dhruvkumar Patel and Ishita Nandola, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on a survey by S.H. Hutchinson, Surveyor, dated February 3, 1958, described as follows: Beginning at a stake on the Westerly margin of Old Hickory Boulevard, being South 8 degrees East, 206.5 feet from the intersection of the Westerly margin of said Boulevard and the Southern boundary line of the property conveyed to William M. Judd and wife, by deed from H. C. Carter and wife, of record in Book 1632, Page 563, Register's Office for said County; thence South 85 degrees West, 212 feet to a stake; thence South 16 degrees East, 109 feet; thence South 53 degrees 30 minutes East, 23 feet to the corner of lot Numbers 1 and 2 on said survey; thence with the line between said two lots North 85 degrees East, 180 feet to the Westerly margin of Old Hickory Boulevard thence with the same North 8 degrees West, 125 feet to the beginning.

Less and Except that portion of property conveyed to the State of Tennessee in Book 3033, Page 203, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Earl Carlton Sutton and wife, Audrey F. Sutton by Installment deed from Thomas H. Hows and wife, Beulah Hows of record in Book 2633, page 572, Register's Office for Davidson County, Tennessee, dated January 02, 1957 and recorded on January 07, 1957.

Being the same property conveyed to Charles L. Sutton and wife, Joyce Ashburn Sutton by Warranty deed from Earl Carlton Sutton and wife, Audrey F. Sutton of record in Book 2738, page 257, Register's Office for Davidson County, Tennessee, dated February 07, 1958 and recorded on February 14, 1958.

Being the same property conveyed to Wade Sutton, a Married Person by Quitclaim Deed from Charles L. Sutton, and Wife, Joyce Ashburn Sutton of record in Instrument No. 20160621-0063179 Register's Office for Davidson County, Tennessee, dated June 18, 2016 and recorded on June 21, 2016.

Said Wade Sutton aka Steven Wade Sutton having died on or about April 16, 2024. Affidavits of Heirship of record in Instrument No. 20250606-0044597, and Instrument No. 20250606-0044598, Register's Office for Davidson County, Tennessee, names heirs as Stephanie Roxanne Sowers, Amanda Yvonne Brawner, Travis Wade Sutton and wife, Pamela Sutton.

Being a portion of the same property conveyed to Pamela Sutton by Quitclaim Deed from Stephanie Roxanne Sowers, Amanda Yvonne Brawner and Travis Wade Sutton of record in Instrument No. 20250606-0044599 Register's Office for Davidson County, Tennessee, dated May 29, 2025 and recorded on June 06, 2025.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 635 Old Hickory Boulevard, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 17th day of April, 2026.

Pamela Sutton

Pamela Sutton

State of Tennessee)
County of Davidson)

On this 17th day of April, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Pamela Sutton and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 475,000.00.**

Ishita Nandola

Affiant

Sworn and subscribed before me on this the 17th day of April, 2026.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Dhruvkumar Patel Ishita Nandola 645 Old Hickory Blvd #1014 Nashville, TN 37209	NEW OWNER	114-00-0-121.00