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

Karen Johnson
Batch # 1410437
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Fees: $23.00 Taxes: $1,757.50

Davidson County 39-B
DEEDWARR .009
4 pgs

20260423-0034182

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Earl Carlton Sutton Jr., Debra Sutton Kelley, Gaius Wayne Sutton Sr., Trudy Sutton Parnell, as Trustee of the Gaius Wayne Sutton Jr. Irrevocable Spendthrift Trust, created under the Last Will and Testament of Audrey Foxall Sutton, Debra Sutton Kelley, as Trustee of the Olivia Marie Sutton Irrevocable Special Needs Trust, created under the Last Will and Testament of Audrey Foxall Sutton, Debra Sutton Kelley, as Trustee of the Arianna Dawn Sutton Irrevocable Special Needs Trust, created under the Last Will and Testament of Audrey Foxall Sutton, and Debra Sutton Kelley, as Trustee of the Damion Blaize Sutton Irrevocable Special Needs Trust, created under the Last Will and Testament of Audrey Foxall Sutton, collectively, as the devisees of the real property conveyed herein under the Last Will and Testament of Audrey Foxall Sutton,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dhruvkumar Patel and Ishita Nandola**, 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, described as being Tracts No. 1 and 2, as shown on a survey by S. H. Hutchison, Surveyor, dated December 1956, and described together, according to said survey as follows: BEGINNING at an iron stake on the westerly margin of Old Hickory Boulevard at 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 with said Judd's southern boundary line, North 88 deg. 30' West 250 feet to a stake; thence South 16 deg. East 210 feet to the corner of said Tracts Nos. 2 and 3 on said survey; thence with the line between said tracts, South 88 deg. 30' East 220.5 feet to a stake on the westerly margin of said Boulevard; thence with the same North 8 deg. West 206.5 feet to the beginning, containing 1.11 acres more or less.

Being the same property conveyed to Earl C. Sutton and wife, Audrey F. Sutton by Warranty Deed from Thomas H. Hows and wife, Beulah Hows dated January 2, 1957 and recorded January 7, 1957 in Book 2633, Page 569, Register's Office of Davidson County, Tennessee. Earl C. Sutton having died on or about November 30, 1996; leaving Audrey F. Sutton as surviving tenant by the entirety. Audrey F. Sutton having died on or about October 5, 2019 her Last Will and Testament duly entered of record in Case No. 2019-PR-500, in the Probate Division of the Chancery Court for Sumner County, Tennessee. Audrey F. Sutton was also known as Audrey Mai Foxall Sutton.

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: 639 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Dhruvkumar Patel Ishita Nandola 645 Old Hickory Blvd #1014 Nashville, TN 37209	NEW OWNER	114-00-0-120.00

WITNESS THE EXECUTION HEREOF this 17th day of April, 2026.

Earl Carlton Sutton Jr.

Earl Carlton Sutton Jr.

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 Earl Carlton Sutton Jr., 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 NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Debra Sutton Kelley

Debra Sutton Kelley

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 Debra Sutton Kelley, 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 NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Gaius Wayne Sutton Sr.

Gaius Wayne Sutton Sr.

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 Gaius Wayne Sutton Sr., 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 NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Gaius Wayne Sutton Jr. Irrevocable Spendthrift Trust, created under the Last Will and Testament of Audrey Foxall Sutton

Trudy Sutton Parnell, Trustee

Trudy Sutton Parnell, Trustee

State of Tennessee)
County of Davidson)

On this 17th day of April, 2026, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Trudy Sutton Parnell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee of the maker, Gaius Wayne Sutton Jr. Irrevocable Spendthrift Trust, created under the Last Will and Testament of Audrey Foxall Sutton, that she is authorized by the maker to execute this instrument, and that she has executed this instrument on behalf of the Gaius Wayne Sutton Jr. Irrevocable Spendthrift Trust, created under the Last Will and Testament of Audrey Foxall Sutton, as Trustee.

Notary Public

My Commission Expires: 1/22/30

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

Arianna Dawn Sutton Irrevocable Special Needs Trust, created under the Last Will and Testament of Audrey Foxall Sutton

Debra Sutton Kelley, Trustee

Debra Sutton Kelley, Trustee

State of Tennessee)
County of Davidson)

On this 17th day of April, 2026, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Debra Sutton Kelley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee of the maker, Arianna Dawn Sutton Irrevocable Special Needs Trust, created under the Last Will and Testament of Audrey Foxall Sutton, created under the Last Will and Testament of Audrey Foxall Sutton, that she is authorized by the maker to execute this instrument, and that she has executed this instrument on behalf of the Arianna Dawn Sutton Irrevocable Special Needs Trust, created under the Last Will and Testament of Audrey Foxall Sutton, as Trustee.

Notary Public

My Commission Expires: 1/22/30

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

Olivia Marie Sutton Irrevocable Special Needs Trust, created under the Last Will and Testament of Audrey Foxall Sutton

Debra Sutton Kelley, Trustee

Debra Sutton Kelley, Trustee

State of Tennessee)
County of Davidson)

On this 17th day of April, 2026, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Debra Sutton Kelley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee of the maker, Olivia Marie Sutton Irrevocable Special Needs Trust, created under the Last Will and Testament of Audrey Foxall Sutton, that she is authorized by the maker to execute this instrument, and that she has executed this instrument on behalf of the Olivia Marie Sutton Irrevocable Special Needs Trust, created under the Last Will and Testament of Audrey Foxall Sutton, as Trustee.

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

Notary Public

My Commission Expires: 1/22/30

Damion Blaize Sutton Irrevocable Special Needs Trust, created under the Last Will and Testament of Audrey Foxall Sutton

Debra Sutton Kelley, Trustee

Debra Sutton Kelley, Trustee

State of Tennessee)
County of Davidson)

On this 17th day of April, 2026, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Debra Sutton Kelley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee of the maker, Damion Blaize Sutton Irrevocable Special Needs Trust, created under the Last Will and Testament of Audrey Foxall Sutton, that she is authorized by the maker to execute this instrument, and that she has executed this instrument on behalf of the Damion Blaize Sutton Irrevocable Special Needs Trust, created under the Last Will and Testament of Audrey Foxall Sutton, as Trustee.

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

Notary Public

My Commission Expires: 1/22/30

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.**

Affiant

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

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

Notary Public

My Commission Expires: 1/22/30