THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353898** Karen Johnson Davidson County Batch# 1417327 DEEDWARR 05/07/2026 09:58:30 AM 3 pgs Fees: $18.00 Taxes: $4,717.50 20260507-0041144	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,275,000.00. Affiant Subscribed and sworn to before me, this 6th day of May, 2026. Notary Public My Commission Expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

WARRANTY DEED

Address New Owner: Rachel Leann Sutton and Dusty Ray Sutton, Sr. 4111B Lone Oak Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 03 1Z 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian Higdon and Kimberly Higdon, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel Leann Sutton and Dusty Ray Sutton, Sr., wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 4111 LONE OAK ROAD TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4111 LONE OAK ROAD TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20170329-0030626, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Brian Higdon and Kimberly Higdon, husband and wife, by Warranty Deed from Shane Hastings Family LP #5, of record in Instrument No. 20190117-0005147, in the Register's Office of Davidson County, Tennessee, dated January 15, 2019, and recorded on January 17, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF PHOEBE NICHOLSON HEIRS' PROPERTY, as recorded in Plat Book J, Page 293.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170329-0030626.

Charter for 4111 Lone Oak Road Townhomes Homeowners' Association, Inc. recorded as Instrument No. 20170405-0033189.

This is improved property located at 4111B Lone Oak Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of May, 2026.

Brian Higdon
By: Kimberly Higdon, Attorney in Fact

Kimberly Higdon

by Kimberly Higdon, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly Higdon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Brian Higdon and that she is authorized by Brian Higdon to execute this instrument on his behalf.

WITNESS my hand, at office, this 6th day of May, 2026.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Certificate of Authenticity

I, Ryan Lux, 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 **May 6, 2026**.

Date

Affiant Signature

05/06/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6th** day of **May**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029