Karen Johnson Davidson County
Batch# 1418448 DEEDWARR
05/08/2026 03:51:30 PM 4 pgs
Fees: $23.00 Taxes: $5,087.50
20260508-0041868

WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2026.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 11-5-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jackson Lewis Sutton and Caroline Roddy Sutton	Same as new owner	103-12-0-079
(NAME) 229 Lauderdale Road	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Benjamin Crownover, and Olivia Crownover f/k/a Olivia Grace Chan, husband and wife** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Jackson Lewis Sutton, and Caroline Roddy Sutton, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 229 Lauderdale Rd, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors executed this Warranty Deed the 8th day of May, 2026.

GRANTORS:

Benjamin Crownover

Olivia Crownover

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Benjamin Crownover and Olivia Crownover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 8th day of May, 2026.



Notary Public

My Commission Expires: 5-9-26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 16, Block I on the PLAN OF CHEROKEE PARK, SECOND SECTION of record in Plat Book 547, Page (S) 175 and 176, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin James Crownover, an unmarried man, and Olivia Grace Chan, an unmarried woman, by Warranty Deed from Ryan F. McCostlin and Elizabeth B. McCostlin, husband and wife, of record in Instrument No. 20201204-0140961, in the Register's Office of Davidson County, Tennessee, dated November 25, 2020 and recorded on December 04, 2020.

True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on May 8, 2026.

Tracey Perry
Signature

Date: 5-8-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 8th day of May, 2026

Notary Public

My commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

SEAL