THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755102** Karen Johnson Davidson County Batch # 1461897 DEEDWARR 08/19/2026 10:50:08 AM 2 pgs Fees: $13.00 Taxes: $4,810.00 20260819-0077113	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00. Affiant Subscribed and sworn to before me, this 18th day of August, 2026. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

WARRANTY DEED

Address New Owner: Katherine Gleckner Eicher and Brandon Christopher Eicher 1507 Cedar Lane Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 04 0 405.00

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, **Shaun Z. Sutton and Mariah A. Sutton, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine Gleckner Eicher and Brandon Christopher Eicher, 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:

Land in Davidson County, Tennessee being the Easterly 60 feet of Lot No. 132 on the Plan of VICTORIA PLACE as of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee.

Said Easterly 60 feet of Lot No. 132 fronts 60 feet on the Southerly margin of Cedar Lane and runs back 195.5 feet on the Westerly line and 191.3 feet on the Easterly line to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Shaun Z. Sutton and Mariah A. Sutton, husband and wife, by Quitclaim Deed from Douglas L. Glasscock and Rita Angela Glasscock, husband and wife, of record in Instrument No. 20190730-0074652, in the Register's Office of Davidson County, Tennessee, dated July 17, 2019, and recorded on July 30, 2019.

Being the same property conveyed to Shaun Zachary Sutton and Maria A. Sutton, Husband and Wife and Douglas L. Glasscock and Rita Angela Glasscock, Husband and Wife, by Warranty Deed from John R. Long and Lindsley W. Long, Husband and Wife, of record in Instrument No. 20150918-0094818, in the Register's Office of Davidson County, Tennessee, dated September 16, 2015, and recorded on September 18, 2015.

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 MAP OF VICTORIA PLACE, as recorded in Plat Book 332, Page(s) 10.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1507 Cedar Lane Nashville TN 37212

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 18th day of August, 2026.

Shaun Z. Sutton

Mariah A. Sutton By: Shaun Z. Sutton, Attorney in Fact

Mariah A. Sutton
By: Shaun Z. Sutton, 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, Shaun Z. Sutton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Mariah A. Sutton and that he is authorized by Mariah A. Sutton to execute this instrument on her behalf.

WITNESS my hand, at office, this 18th day of August, 2026.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030