This instrument prepared by:
James G. Rickman, Attorney
294 Gamble Avenue
Maryville, TN 37801
CLT #:114H-A-020.00

Owner & Taxpayer:
Christopher Cann and Georgia Cann
2706 Princeton Drive
Austin, TX 78741

Karen Johnson Davidson County
Batch# 451361 DEEDQC
08/06/2020 10:05:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200806-0087376

QUITCLAIM DEED

THIS INDENTURE, made this 20th day of July, 2020, between **Christopher A Cann, married,** First Parties, and **Christopher A Cann and wife, Georgia Cann**, Second Parties

WITNESSETH that said Grantor, for and in consideration of the sun of ONE AND 00/100 DOLLARS ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 52 on the Plan of Brownsville, as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee.

BEGINNING in the center of Rosebank Avenue, formerly Division Street, at a point 254.75 feet East of the center line of Johnson Street; thence with said Avenue, Eastwardly 55.0 feet to a point at the Southwest corner of the property conveyed to George Stegall and wife, by deed from LeGraff and wife, of record in Book 1274, Page 54, Register's Office for Davidson County, Tennessee; thence in a northerly direction along said Stegall's West line, 182.0 feet to a point; thence, westwardly 55.0 feet to a point; thence southwardly 182.0 feet to the point of BEGINNING.

THIS CONVEYANCE is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

THIS CONVEYANCE is made subject to all applicable restrictions, easements, setback lines, conditions etc., including, but not limited to, plat in Book 21, Page 9, of record in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to *Christopher A. Cann, by Warranty Deed, dated May 23, 2018, and recorded in Instrument Number 20180529-0051046, in the Register's Office for Davidson County, Tennessee.

*Christopher Cann AKA Christopher A. Cann

Property Address: 406 Rosebank Ave Nashville, TN 37206

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTORS. THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING THE DESCRIBED PROPERTY NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THIS INSTRUMENT.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said party of the first part has hereunto set their hands and seal the day and year first above written.

Christopher A. Cann

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ TRAVIS

ISSAC WAYNE HARPER
Notary ID #5955040
My Commission Expires
March 24, 2024

Personally, appeared before me, the undersigned authority, a Notary Public in and of said State and County, the within named bargainor, **Christopher A. Cann,** whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of July, 2020.

Notary Public
My commission expires: 03/24/2024

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed before me this 20 day of July, 2020.

Notary Public
My commission expires: 03/24/2024

ISSAC WAYNE HARPER
Notary ID #5955040
My Commission Expires
March 24, 2024