THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd Ste. 130** **Nashville, TN 37215** **File 210334047** Karen Johnson Davidson County Batch# 645227 DEEDQC 05/27/2021 10:29:08 AM 2 pgs Fees: $12.00 Taxes: $0.00 20210527-0071877	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 21st day of May, 2021. Notary Public My Commission Expires:

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner: Amanda H. Cannon and Benjamin H. Cannon 4406 Idaho Avenue Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: 103 04 0 013.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Benjamin H. Cannon and Amanda Phillips, n/k/a Amanda H. Cannon,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Amanda H. Cannon and Benjamin H. Cannon, wife and husband,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the West 45 feet of Lot No. 307 and the East 11 feet of Lot No. 309 of Block 16 on the Plan of Charlotte Park Company's First Addition, as of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 56 feet on the Northerly margin of Idaho Avenue and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Benjamin H. Cannon, an unmarried man, and Amanda Phillips, an unmarried woman, by Warranty Deed from Urban Core Homes II, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190514-0045322, in the Register's Office for Davidson County, Tennessee, dated May 03, 2019 and recorded on May 14, 2019.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number 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 21st day of May 2021.

Benjamin H. Cannon

Amanda H. Cannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Benjamin H. Cannon and Amanda H. Cannon, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of May 2021.

Notary Public
My Commission Expires: _____

