Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $288,000.00.

Affiant

Subscribed and sworn to before me this 27th day of May, 2021.

Notary Public
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 647295 DEEDWARR
06/01/2021 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,065.60
20210601-0073384

2021-299

Address of New Owner:	Send Tax Bills to:	Tax Information:
Olajuwon K. Cannon	First National Bank of Middle Tennessee	
738 Spence Enclave Lane	200 E. Main Street	094-16-0E-031.00-CO
Nashville, TN, 37210	McMinnville, TN 37110	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Rebecca P. Brock, a married woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Olajuwon K. Cannon, a single man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Being Unit No. 31, on the Plan of Spence Enclave Townhomes, a Planned Unit Development, of record in instrument number 20061115-0141672; as amended in Instrument Numbers 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915, and Instrument Number 20121116-0105801, register's office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Rebecca P. Brock, a married woman by Quitclaim deed from Rebecca P. Brock, a married woman who acquired title as Rebecca Yarbrough of record in Instrument No. 20170127-0009119 Register's Office for Davidson County, Tennessee, dated January 19, 2017 and recorded on January 27, 2017.

Natalie Brock joins this conveyance for the express purpose of relinquishing all their rights, title and interest to said property, martial or otherwise.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **738 Spence Enclave Lane, Nashville, TN 37210.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27th day of May, 2021.

Rebecca P. Brock

Rebecca P. Brock

Natalie Brock

Natalie Brock

STATE OF TEXAS
COUNTY OF DENTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca P. Brock and Natalie Brock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Krugerville, Texas, this 27th day of May, 2021.

Notary Public

My Commission Expires: 6 Aug-2024

JIM JOHNSON II
Notary ID #132608463
My Commission Expires
August 6, 2024

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, 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 herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY