aren Johnson Davidson County
Batch# 661191 DEEDQC
06/21/2021 02:35:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210621-0083465

NEW OWNER:
William J. Cannady, III
549 Hunnington Parkway
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY:
Carolyn Christoffersen, Attorney At Law
2494 North Mt. Juliet Road, Suite 300
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

File No. 21-0053

Prepared from information supplied by the parties; No title work performed or tax advice given.

Map/Parcel:
161-11-52

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Helen J. Cannady**, does hereby convey her interest in the below property unto **William J. Cannady, III, unmarried**, his heirs and assigns, forever, all of her right, title and interest in and to the following tracts or parcels of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Being Lot No. 360 on the Plan of Huntington Park, Section 3, as of record in Book 4460, Page 68, described as follows:

BEGINNING at a point in the southerly margin of Huntington Parkway at the common corner of Lots 360 and 361; thence with the margin of the same, easterly 70 feet to a point I the beginning of a curve; thence around said curve, southeasterly 39.26 feet to a point in the westerly margin of Amalie Drive; thence with the same, southerly 135.10 feet to a point; thence leaving said Drive, 101.2 feet to the common rear corner of Lots 360 and 361; thence with the line between said lots, northerly 160 feet to the point of beginning.

Being the same property conveyed to William J. Cannady, Jr. and wife, Helen J. Cannady, by Warranty Deed from Ronnie R. Townes and wife, Emily S. Townes, dated September 21, 1977 and of record in Book 5201, Page 301, Register's Office for Davidson County, Tennessee. William J. Cannady, Jr. died on August 30, 2009, leaving Helen J. Cannady as the fee simple owner of the subject property.

This is IMPROVED property known as 549 Huntington Parkway, Nashville, TN 37211.

WITNESS SIGNATURE(S) this 17th day of June, 2021.

Helen J. Cannady

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, **Helen J. Cannady**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of June, 2021.

Notary Public

My commission expires: 10/06/2021

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The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me, this the 17th day of June, 2021.

Notary Public

My commission expires: 10/06/2021