Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF July, 2021. Notary Public MY COMMISSION EXPIRES: 5/2/2022 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BARON CANNON AND REGENIA CANNON	**SAME**	**070-09-0-170.00**
(NAME) **108 STILLWATER TRAIL**	(NAME)	
(ADDRESS) **HENDERSONVILLE, TN 37075**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 686842 **DEEDWARR**
07/30/2021 10:35:05 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20210730-0102652

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, EDYTHE ODEM AND YOLONDA ODEM F/K/A YOLONDA MULLENS, CO-ADMINISTRATRIXES OF THE ESTATE OF WILLIAM CORNELIUS ODEM,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARON CANNON AND WIFE, REGENIA CANNON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5, as shown on the map entitled the Plan of Charles Binkley Subdivision, of record in Book 5190, page 655, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 5 fronts 59.55 on the northeasterly margin of Lincoln Ave. and extends back 168.03 feet on the northwesterly line and 168.03 feet on the southeasterly line to a dead line in the rear measuring 59.55 feet thereon.

Being the same property conveyed to WILLIAM C. ODEM, UNMARRIED, by deed from JACK KEMP, SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., of record in Book 8357, page 770, dated May 22, 1991, said Register's Office.

WILLIAM C. ODEM died intestate on or about January 30, 2014. The Estate of William C. Odem of record in Docket No. 14P-291 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, has been declared insolvent. Pursuant to the Agreed Order dated June 10, 2021, recorded in Instrument No. 20210714-0094553, said Register's Office, EDYTHE ODEM AND YOLONDA ODEM, CO-ADMINISTRATRIXES OF THE ESTATE OF WILLIAM CORNELIUS ODEM have been authorized to sell and convey said property.

This conveyance is subject to matters shown on the Plan of record in Book 5190, page 655; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **3228 LINCOLN AVE., NASHVILLE, TN 37218**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 28th day of July, 2021.

Edythe Odem, Co Administrix of the estate of William Cornelius Odem

EDYTHE ODEM, CO-ADMINISTRATRIX OF THE ESTATE OF WILLIAM CORNELIUS ODEM

YOLONDA ODEM, F/K/A YOLONDA MULLENS CO-ADMINISTRATRIX OF THE ESTATE OF WILLIAM CORNELIUS ODEM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **EDYTHE ODEM, CO-ADMINISTRATRIX OF THE ESTATE OF WILLIAM CORNELIUS ODEM,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of July, 2021.

My Commission Expires: 03-07-2023

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **YOLONDA ODEM F/K/A YOLONDA MULLENS, CO-ADMINISTRATRIX OF THE ESTATE OF WILLIAM CORNELIUS ODEM,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within

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; 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 28th day of July, 2021.

EDYTHE ODEM, CO-ADMINISTRATRIX OF THE ESTATE OF WILLIAM CORNELIUS ODEM

Yolonda Odem co-administratrix

YOLONDA ODEM, F/K/A YOLONDA MULLENS CO-ADMINISTRATRIX OF THE ESTATE OF WILLIAM CORNELIUS ODEM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **EDYTHE ODEM, CO-ADMINISTRATRIX OF THE ESTATE OF WILLIAM CORNELIUS ODEM,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of July, 2021.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **YOLONDA ODEM F/K/A YOLONDA MULLENS, CO-ADMINISTRATRIX OF THE ESTATE OF WILLIAM CORNELIUS ODEM,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29 day of July, 2021.

My Commission Expires: 5/2/2022

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public