Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-5079

Karen Johnson Davidson County
Batch# 697406 DEEDWARR
08/13/2021 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210813-0109720

WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th day of August, 2021.

Notary Public

MY COMMISSION EXPIRES: February 20, 2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jay R. Drysdale	New Owner	081-15-0-357.00
(NAME)	(NAME)	
1110 Escalade Ct		
(ADDRESS)	(ADDRESS)	
Lascassas, TN 37085		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Amani Kelly**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jay R. Drysdale, an unmarried man**, hereinafter called the GRANTEE(S), his heirs and/or 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 the Easterly 30 feet of Lot No. 16 and the Westerly 5 feet of Lot No. 17 on the Plan of Bransford Realty Company Resubdivision of Part of Manlove Addition of record in Plat Book 421, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said Lots front together 35 feet on the Southerly side of Thompson Street (now Knowles Street) and run back between parallel lines 157 feet, more or less, to an alley.

Being the same property conveyed to Arthur L. Cannon by Warranty Deed dated 12/10/1985 from Ronald K. Nevin, Conservator for Alice Gustus of record in Book 6733, Page 816, Register's Office for Davidson County, Tennessee.

Arthur L. Cannon, also known as Arthur Leroy Cannon, died intestate on February 1, 2002 leaving Barbara A. Cannon and Detria Miller as his sole heirs at law. Barbara A. Cannon was appointed Administrator of his Estate as evidenced by Order Opening Intestate Estate and Appointing Personal Representative filed under Docket No. 02P-900, in the Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Barbara A. Cannon, a single person by Quitclaim Deed filed 08/21/2003 from Barbara A. Cannon, as Administrator of the Intestate Estate of Arthur L. Cannon, Deceased, and Barbara A. Cannon, a single person individually, and Detria Miller, a single person, the sole heirs at law of Arthur L. Cannon, Deceased of record in Instrument 200308210121408, Register's Office for Davidson County, Tennessee.

Barbara A. Cannon, also known as Barbara Ann Cannon, died testate on April 6, 2019 devising subject property to Rebecca Strickland and Renika Strickland and appointing Rebecca Strickland as Executrix of her Estate as

evidenced by the Last Will and Testament of Barbara Ann Cannon filed under Docket No. 19P-822, in the Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Rebecca Strickland, individually and Renika Strickland, as tenants in common by Quitclaim Deed dated 07/02/2019 from Rebecca Strickland, as Executrix of the Estate of Barbara Ann Cannon of record in Instrument 201907020064660, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC a Texas limited liability company by Warranty Deed dated 11/06/2019 from Rebecca Strickland and Renika Strickland of record in Instrument 201911080115540, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amani Kelly by Warranty Deed dated 11/06/2019 from Music City Holdings, LLC a Texas limited liability company of record in Instrument 201911080115541, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1717 Knowles Street, Nashville, TN 37208

(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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 my hand this 4th day of August, 2021.

Amani Kelly

State of Tennessee
County of Rutherford

Personally appeared before me Amani Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of August, 2021.

Notary Public
My Commission Expires: February 29, 2024

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Erin L Callor do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 4th, 2021.

Affiant
Date: 8/4/2021

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 4th day of August 2021

Notary Public

My Commission Expires: _____

