Karen Johnson Davidson County
Batch# 723998 DEEDWARR
09/27/2021 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20210927-0129119

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/21/24
(AFFIX SEAL)

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew Malecky	New Owner	Parcel ID: 096 05 0 069.00
(NAME)	(NAME)	
2634 Woodberry Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Elizabeth Ann Cannon, a single woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew Walter Malecky, a single man,** 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. 120 on the Plan of Woodberry Park, as of record in Book 2133, Pages 117, 118 and 119, Register's Office for said County.

Said Lot No. 120 fronts 77 feet on the North side of Woodberry Drive and runs back 318 feet on the West line and 326 feet on the East line to a dead line, on which it measures 77.6 feet.

Being the same property conveyed to Elizabeth Ann Cannon, by Affidavit of Heirship recorded in Instrument No. 20190705-0065615, in the Register's Office of Davidson County, Tennessee, dated June 24, 2019 and recorded on July 05, 2019.

Being the same property conveyed to Lena F. Cannon, by Warranty Deed from William Paul Cannon, of record in Book 3571, Page 401, in the Register's Office of Davidson County, Tennessee, dated February 27, 1961 and recorded on February 27, 1961. The said Lena F. Cannon died December 04, 2004, leaving a will and filed in the

Probate Court Clerk's Office in Davidson County, Tennessee with Case No. 05P43. Affidavit of Heirship is also recorded in Instrument No. 20050804-0091911.

Being the same property conveyed to William Paul Cannon and wife, Lena F. Cannon, by Warranty Deed from Earl Ray Smith and wife, Ernestine Smith, of record in Book 2604, Page 477, in the Register's Office of Davidson County, Tennessee, dated April 05, 1956.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2634 Woodberry Drive, Nashville, TN 37214

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 1st day of September, 2021

Elizabeth Ann Cannon

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Elizabeth Ann Cannon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of September, 2021.

Notary Public

My Commission Expires: 03-17-24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that his electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/1/21 (date of document).

Jennifer L. Pennell

9/1/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of September, 2021.

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

