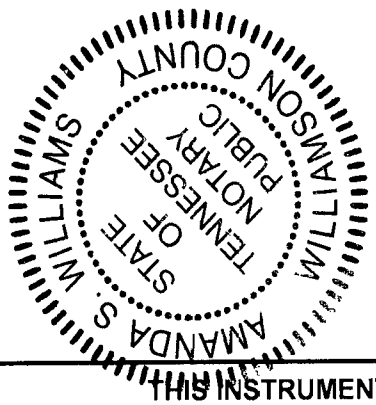
(V)

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2022

Notary Public

MY COMMISSION EXPIRES: 11.20.2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

mail →

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Travis A. Guerra	Atlantic Union Bank	
(NAME)	(NAME)	
905 Hillshire Court	1800 Robert Fulton Drive, Suite 350	150 03 0 295.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Reston, VA	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, , **Brian Keith Cannon, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Travis A. Guerra and wife, Miranda K. Guerra,** 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:

BEING Lot No. 606 on the Plan of Section Two, Kensington of Priest Lake, of record in Book 6250, pages 592 and 593, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Brian Keith Cannon, an unmarried man, by Warranty Deed from Stephen B. Lytle and wife, Judy D. Lytle, dated December 31, 2008, of record in Instrument No. 20090105-0000769, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Brian Keith Cannon, a married man, by Quitclaim Deed from Brian Keith Cannon, a married man, who acquired title as Brian Keith Cannon, an unmarried man, dated April 8, 2021, of record in Instrument No. 20210513-0064766, Register's Office for Davidson County, Tennessee. Christina J. Cannon, wife of Brian Keith Cannon, hereby joins in this conveyance to convey any and all marital interest in said property.

unimproved ☐

This is improved ☑ property, known as 905 Hillshire Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 6250, page 592 and 593; restrictions of record in Book 6632, page 820; all of record in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 829346 **DEEDWARR**
03/28/2022 09:34:25 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00



20220328-0035178

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 this 23rd day of March, 2022.

Brian Keith Cannon by Christina J. Cannon,
Attorney in Fact

Christina J. Cannon

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Christina J. Cannon, individually and as Attorney in Fact for Brian Keith Cannon, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 23rd day of March, 2022.

Notary Public
My Commission Expires: 11.20.2024

File No.: 35759

