Karen Johnson Davidson County
Batch# 839038 DEEDWARR
04/13/2022 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20220413-0042863

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1299

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Kaylan Gilbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of April, 2022

Notary Public

Commission Expires: 9/6/2022

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON SUSAN L REINRICH

Address of New Owner	Send Tax Bills To:	Map & Parcel
Andrea N. Frey and Tyler B. House 4412 Westlawn Drive Nashville, TN 37209	US Bank, NA 4801 Frederica Street Owensboro, KY 42301	103-08-0L-002.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Eric T. Cannon and Katherine H. Cannon, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrea N. Frey and Tyler B. House, wife and husband

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 Unit 2 of Westlawn Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Westlawn Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130619-0062953, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Westlawn Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130619-0062953, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Eric T. Cannon and Katherine H. Cannon, husband and wife by Warranty deed from M3 LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140703-0059147 Register's Office for Davidson County, Tennessee, dated July 02, 2014 and recorded on July 03, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4412 Westlawn Drive, Nashville, TN 37209

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 so 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.

Dated this the 5th day of April, 2022.

Eric T. Cannon by Katherine H. Cannon, his Attorney-In-Fact

Eric T. Cannon by Katherine H. Cannon, his Attorney-In-Fact

Katherine H. Cannon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of April, 2022, before me personally appeared Katherine H. Cannon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of April, 2022.

Notary Signature
My commission expires: 9/6/2022

STATE OF TENNESSEE NOTARY PUBLIC SUSAN L. HEINRICH COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Katherine H. Cannon,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Eric T. Cannon** and acknowledged that they executed the same as the free act and deed of the said **Eric T. Cannon,** pursuant to the Specific Power of Attorney recorded in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 5th day of April, 2022.

Notary Public
My Commission Expires: 9/6/2022

STATE OF TENNESSEE NOTARY PUBLIC SUSAN L. HEINRICH COUNTY OF DAVIDSON

Certificate of Authenticity

I, Joshua A. Terry, 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 5th 2022.

Affiant Signature

4/6/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/6/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON