Prepared By:
Tori Cannon
469 Ponder Place #415
Nashville, TN. 37228

After Recording Return To:
Stephen and Tori Cannon
900 S Dwight Ave #203
Compton, California 90220

Karen Johnson Davidson County
Batch# 853134 DEEDQC
05/10/2022 11:23:48 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20220510-0053322

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On May 09, 2022 THE GRANTOR(S),

- Annette F. Hamilton, a single person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Tori Cannon, a single person, residing at 469 Ponder place apt 415, Nashville, Davidson County, Tennessee 37228

- Stephen Cannon, a single person, residing at 900 S Dwight Ave #205, Compton, Los Angeles County, California 90220

as tenants in common, the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any

part thereof.

Tax Parcel Number: 105 03 0 261.00

Mail Tax Statements To:
Stephen Cannon
900 S Dwight Ave #203
Compton, California 90220

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 5/9/2022

Annette F. Hamilton

Annette F. Hamilton
1239 2nd Ave South
Nashville, Tennessee, 37210

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 9 day of May, 2022, before me personally appeared Annette F. Hamilton, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Douglas R. Sipes
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

Douglas R. Sipes

Notary Public

Notary Public

Title (and Rank)

Douglas R. Sipes
Commission Expires
March 03, 2025

My commission expires _____

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Annette F. Hamilton

Affiant

Affiant's Name: Annette F. Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is

$ Annette F. Hamilton, **Affiant**

Subscribed and sworn before me this the

10 **Day of** May, 2022

P. Williams, **Deputy Register**

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

Bill Garrett Davidson County
Batch# 43047 DEEDQC
01/02/2018 08:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
[redacted]
20180102-0000058

PERSONAL REPRESENTATIVE DEED

This document was prepared by:

Mr. Patrick Johnson, Esq.
Tennessee BPRN 7339
Johnson, Scruggs & Barfield
95 White Bridge Road
Suite 508, Cavalier Building
Nashville, Tennessee 37205
Phone: 615-352-8326;
E-mail: patrickjohnson@jsblaw.com

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Annette F. Hamilton 64 West Zane Street Long Beach, CA. 90805	Same as New Owner	105 03 0 261.00

Pursuant to her duties and responsibilities as the Personal Representative of the Estate of Agnes Helen Kidd with a copy of the Letters Testamentary attached hereto and pursuant to the Last Will and Testament of Agnes Helen Kidd, **Donna Featherston** (hereinafter called the "Grantor"), does transfer and convey unto **Annette F. Hamilton** (hereinafter called the "Grantee"), her heirs, successors and assigns, a certain tract/parcel of land in Davidson County, Tennessee, described as follows:

> Being the southerly part of the east part of Lot No. 26 and the northerly part of the east part of Lot No. 27 of John Nelson's Addition to Nashville, Tennessee as of record in Book No.2, Page 182, Register's Office For Davidson County, Tennessee, more bounded and described as follow:
>
> Beginning on the westerly margin of Second Avenue South (formerly Market Street) at a point 128 feet and 9 inches northerly from the

southeast corner of said Lot No. 27; thence with the westerly margin of said Avenue northerly 33 ½ feet to the southeast corner of a part of Lot 26 conveyed by D.F. Wilkins to James A. McClure by deed of record in Book 45, Page 145 in said Registers Office; thence westerly with said McClure's south line 127 ½ feet, more or less, to the easterly margin of an alley; thence with said alley southerly 33 ½ feet to a point opposite the beginning, thence easterly 127 ½ feet, more or less, to the point of beginning.

Being a part of the same property conveyed to John L. Kidd and Wife, Helen Kidd by deed from Robert Young and John T. Baugh of record at Book 3617, Page 403 Registers Office for Davidson County, Tennessee with John Kidd having predeceased Agnes Kidd.

This is improved property known as 1239 Second Avenue South, Nashville, Tennessee, 37210.

The Grantor makes no covenants and/or warranties with said Grantee and said property is conveyed subject to such limitations, restrictions and encumbrances as may effect title to said property.

WITNESS my hand on this the 20th day of Dec, 2017.

Donna Featherston,
Personal Representative
Estate of Agnes Helen Kidd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the below listed Notary Public for the aforementioned state and county, personally appeared **Donna Featherston**, the Grantor named herein, with whom I am personally acquainted and who, upon oath, acknowledged that she is the Grantor named herein, is authorized to make this transfer for the purposes contained herein. Witness my hand on this the 20th day of December, 2017.

Notary Public

My Commission Expires: July 6, 2020

CARRIE BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.

Donna Featherston,
Personal Representative
Estate of Agnes Helen Kidd

Subscribed and sworn to before me, this the 27th day of December, 2017.

Notary Public

My commission expires: July 6, 2020

CARRIE BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **DONNA FEATHERSTON** DOCKET NO: **17P1552**

*It appearing to the Court that **AGNES HELEN KIDD** has died leaving a written Will in which you are appointed **Executrix** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **DONNA FEATHERSTON**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **October 24th, 2017**.*

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **DONNA FEATHERSTON** as **Executrix** of the estate of **AGNES HELEN KIDD**, deceased, and I do further certify that **DONNA FEATHERSTON** is still acting **Executrix** of the estate of **AGNES HELEN KIDD** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 24th day of October, 2017.

RICHARD R. ROOKER, Clerk

_____ D.C.