39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 889504 DEEDWARR
07/15/2022 11:27:03 AM 2 pgs
Fees: $13.00 Taxes: $2,053.50

20220715-0081466

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Haylie Cannon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/2
(AFFIX SEAL)

COUNTY OF DAVIDSON — ANGELA Y. POSTON-WILLIAMSON — NOTARY PUBLIC — STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-258

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Haylie Cannon and Leslie Cannon	Movement Mortgage	081 07 1D 001.00
(NAME) 1700A Simpkins Street	(NAME) 8024 Calvin Hall Rd	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Indian Land SC 29707	
(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, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jared Randall Mayo, a single man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Haylie Cannon, a single woman and Leslie Cannon, a single woman, as joint tenants with right of survivorship** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Unit 1700A established by the Declaration of Covenants, Conditions and Restrictions for Homes at 1700 & 1702 Simpkins Street, a Horizontal Property Regime with Private Elements of record as Instrument 20180509- 0044432 and amended at Instrument 20180530-0051226 and Instrument 20181119- 0113670, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more completed and detailed description and the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Jared R. Mayo, a single man, by Special Warranty Deed from March Developments, LLC, a Tennessee limited liability company, of record in Instrument No. 20181207-0119623; as Corrected in Instrument No. 20190501-0040158 in the Register's Office of Davidson County, Tennessee, dated November 30, 2018, and recorded on December 07, 2018.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1700 Simpkins Street, A, Nashville, TN 37208.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 13th day of July, 2022.

GRANTOR:

Jared Randall Mayo

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Jared Randall Mayo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 13th day of July, 2022.

Notary Public

My Commission Expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024