This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18391-DL

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18391-DL

Karen Johnson Davidson County
Batch# 898705 DEEDWARR
08/04/2022 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20220804-0088811

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of July, 2022.

Rachel Marie Collins
Notary Public
My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tammy L. Cannon 607 North 5th Street Nashville, TN 37207	New Owner	082-07-0-494.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Elvin Cannon, Jr., an unmarried man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tammy L. Cannon, an unmarried woman,** hereinafter called the Grantee(s), his/her/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. 16 on the Plan of Arrington Heights, Section III of record in Plat Book 3300, Page 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edward A. Sadler and Annie Ruth Sadler, husband and wife by Quitclaim Deed from Edward A. Sadler and Annie Ruth Sadler, Trustees of the Sadler Family Revocable Living Trust, dated January 07, 2015 and recorded on January 12, 2015 in Instrument No. 20150112-0003012, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edward A. Sadler and Annie Ruth Sadler, Trustees of the Sadler Family Revocable Living Trust dated 2/8/06 by Quitclaim Deed from Edward A. Sadler and Annie Ruth Sadler, husband and wife, dated February 27, 2006 and recorded on March 01, 2006 in Instrument No. 20060301-0023425, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edward A. Sadler, unmarried by Warranty Deed from H & W Builders, Inc. of record in Book 3316, Page 313, dated September 05, 1963 and recorded on September 07, 1963, Register's Office for Davidson County, Tennessee.

Edward A. Sadler died on February 15, 2018, vesting Annie Ruth Sadler as surviving tenant. Annie Ruth Sadler died on June 5, 2018, and was survived by Elvin Cannon, Jr. and Tammy L. Cannon as surviving heirs-at-law. See Last Will and Testament of Annie Ruth Sadler of record in Davidson County Probate Court Case No. 18P1536 and Affidavit of Heirship dated August 1, 2022 and recorded on August 4, 2022 Instrument No. 202208040088810, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **607 North 5th Street, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2022.

GRANTOR:

Elvin Cannon, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Elvin Cannon, Jr.**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of July, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 07/28/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 07/28/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 **day of** July, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM