THIS INSTRUMENT WAS PREPARED BY
& RETURN TO
Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-5481-WE

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 849,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: 6-18-25

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 947106 DEEDWARR
12/02/2022 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $3,141.30
20221202-0126351

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Landen Arnold	NEW OWNER	
2205 18TH Avenue South		104-16-0-034.00
Nashville, TN 37212		
(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, WE, **Benjamin Robert Cannon and Staci Hutsell Cannon, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Henry Landen Arnold, unmarried**

HEREINAFTER CALLED THE GRANTEE, HIS 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 Lenox Place of record in Plat Book 161, Page 171, 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 Benjamin Robert Cannon and Staci Hutsell Cannon, husband and wife by Warranty deed from Luke Brown and wife, Katelyn Rutledge Brown of record in Instrument No. 20170619-0061567 Register's Office for Davidson County, Tennessee, dated June 14, 2017 and recorded on June 19, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2205 18TH Avenue South, Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 our hands this the 30 day of NOVEMBER, 2022.

Benjamin Robert Cannon by JW atty-in-fact
Benjamin Robert Cannon by James A. Waechter, attorney-in-fact

Staci Hutsell Cannon by JW atty-in-fact
Staci Hutsell Cannon by James A. Waechter, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Waechter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Benjamin Robert Cannon and Staci Hutsell Cannon, as their Attorney in Fact, as the free act and deed of the within named Benjamin Robert Cannon and Staci Hutsell Cannon.

Witness my hand and official seal this the 30 day of November, 2022.

My Commission expires 1-6-25

M. Catherine Clearwaters
Notary Public

M. CATHERINE CLEARWATERS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Certificate of Authenticity

I, Nick Harris, 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 **November 30, 2022**.

Affiant Signature

11/30/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **30th** day of **November**, 20**22**.

Notary's Signature

My Commission Expires: 3.7.23
Date

