Karen Johnson Davidson County
Batch# 968200 DEEDWARR
02/06/2023 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20230206-0008638

WARRANTY DEED

File #2022120543

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

STATE OF TENNESSEE,
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Jessica Debnet
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE day of January, 2023.

Laura Desmond
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Knittel	Same as new owner	172-06-0A-074.00
(NAME)	(NAME)	
5424 Incline Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I/WE, **Jason Cannon and wife, Candice Cannon,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony W. Knittel, a single man**, 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 Lot No. 84 on the Plan of Mountain View, Section 2, as shown on plat of record in Plat Book 9700, Page (s) 656 and 657, 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 Jason Cannon and wife, Candice Cannon by Warranty deed from Jeffrey A. Freeman and wife, Martha A. Freeman by Tom Bianconi, Administrator of the Estate of Jeffrey A. Freeman, of record in Instrument No. 20070105-0002033 Register's Office for Davidson County, Tennessee, dated December 28, 2006 and recorded on January 5, 2007.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 656 and 657, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10053, Page 239, Book 10496, Page 311 and Book 10919, Page 327, Register's Office for Davidson County, Tennessee, Charter of Mountain View Homeowner's Association, Inc. of record in Book 10496, Page 380, in the Register's Office for Davidson County, Tennessee.; By-Laws of Mountain View Homeowner's Association, Inc. of record in Book 10496, Page 388 and Book 10493, Page 391, in the Register's Office for Davidson County, Tennessee.; Conveyance of common area and/or open space to Mountain View Homeowner's Association, Inc. of record in Book 10929, Page 984 and Instrument No. 20110421-0030899, in the Register's Office for Davidson County, Tennessee.; Subject to rights of others in and to the common areas and/or elements.

unimproved ☐
This is improved ☒ property, known as **5424 Incline Drive, Nashville,TN,37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 27 day of January, 2023.

Jason Cannon

Candice Cannon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Jason Cannon and Candice Cannon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 27 day of January, 2023.

Commission expires:

My Commission Expires
September 28, 2025

PENNY BOWHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128

Tennessee Certification of Electronic Document

I, Jessica Gebhart, 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 1/27/23 (date of document).

Jessica Gebhart
Affiant Signature

2/6/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of February, 2023.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: 5/20/2025

NOTARY'S SEAL

