When recorded, return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane Suite 200
Brentwood, TN 37027

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-20193-KS

Karen Johnson Davidson County
Batch# 971419 DEEDWARR
02/16/2023 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230216-0011231

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of February, 2023.

Notary Public
My Commission Expires: 9-6-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Winston Cannon and Abby Greenwood 1521 Andchel Drive Nashville, TN 37076	Winston Cannon and Abby Greenwood 1521 Andchel Drive Nashville, TN 37076	086-08-0-017

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,

Anthony Harvill, Trustee of Anthony and Janet Harvill Living Trust, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Winston Cannon, a single man, and Abby Greenwood, a single woman, as joint tenants with right of survivorship, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davison County, Tennessee, being Lot No. 134, on the Plan of Phase III, Jackson's Retreat, of record in Book 5200, Pages 517 and 518, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy V. Harvill and wife, Joan Ann Harvill by Warranty Deed from Teresa J. Parnell, unmarried of record as Instrument No. 0175935, and as (book) 10029 / (page) 896 in the Register's Office for Davidson County, Tennessee, dated April 25, 1996 and recorded on April 29, 1996.

AND THE SAID Joan Ann Harvill has since departed this life on 01/14/2018, leaving title vested in Timothy V. Harvill, by right of survivorship.

Being the same property conveyed to Anthony Trent Harvill and Janet Harvill,

Trustees of the Anthony and Janet Harvill Living Trust dated March 1, 2019, and any amendments thereto by Warranty Deed from Timothy V. Harvill, an unmarried man of record as Instrument No. 20220524-0059943 in the Register's Office for Davidson County, Tennessee, dated May 17, 2022 and recorded on May 24, 2022.

This is improved property located at: **1521 Andchel Drive, Nashville, TN 37076**

This conveyance is made subject to 1) Property taxes for the year **2023** 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 14th day of February, 2023.

GRANTOR:

Anthony and Janet Harvill Living Trust

By: Anthony Janet Harvill, Trustee
Anthony Harvill, Trustee

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anthony Harvill, Trustee of Anthony and Janet Harvill Living Trust, 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, by means of Physical Presence

KHH

WITNESS my hand and seal at office this 14th day of February, 2023.

Ken Hoey Jr.
Notary Public
My Commission expires: 07/23/26

Ken Hoey, Jr.

NOTARY PUBLIC STATE OF FLORIDA
Ken Hoey, Jr.
Notary Public, State of Florida
My Commission Expires 07/23/2026
Commission No. HH 284744

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2-14-23.

Affiant Signature

2-16-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202302160011231