Karen Johnson Davidson County
Batch# 1003535 DEEDWARR
05/15/2023 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20230515-0036256

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

The actual consideration or value, whichever is greater, is $225,000.00 (Two Hundred Twenty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 15th day of May, 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES: 1/30/24

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC (NOTARY SEAL) WILSON COUNTY

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
John S. Blackwell 3080 Leeville Pike Lebanon, TN 37090	SAME AS NEW OWNER	04304004700

WARRANTY DEED

FOR AND IN 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, **THE GREGORY S. CANNON, EXECUTOR, OF THE ESTATE OF JOE CARROLL CANNON,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOHN S. BLACKWELL, A MARRIED MAN,** 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 Davidson County, Tennessee, being Lot "U" on the unrecorded Map showing the subdivision of Lots 46 to 49, and Lots 64 to 66 on the unrecorded Plan of Scenic View described according to copy of survey made August 17, 1959, by James L. Murphy, Jr. Surveyor, as follows:

Beginning at a point in the southwesterly margin of Keeton Avenue, 1630.2 feet northwest from a concrete monument set in the beginning of a curve into Hillman Place; thence south 44 deg. 09' west 170.7 feet to a point; thence north 46 deg. 29' west 72 feet to a point; thence north 43 deg. 52' east 163.8 feet to the margin of Keeton Avenue; thence with said margin southeasterly around a slight curve 72.43 feet to the point of beginning.

Being the same property conveyed to Joe Carroll Cannon, a single man, by deed from Ricky Grady Bowen, unmarried, of record in Instrument No. 20130719-0074780, dated July 15, 2013, and recorded on July 19, 2013, Register's Office for Davidson County, Tennessee. The said Joe Carroll Cannon having since died testate on January 5, 2023, leaving a Last Will and Testament admitted to probate in Docket No. 23P192 in the Probate Court for Davidson County, Tennessee, wherein Gregory S. Cannon was named and appointed as Executor of the Decedent's estate. Further, the Will (Seventh Item) devises the property to the said Gregory Seith Cannon. Gregory S. Cannon and Gregory Seith Cannon is one and the same person.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:		Property known as:
	(X) IMPROVED **( )** UNIMPROVED	**348 KEETON AVENUE** **OLD HICKORY, TN 37138**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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(S), 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.

LTSR Number: GTE File. 2023046748

WITNESS, this 15th day of May, 2023

The Estate of Joe Carroll Cannon

By: Gregory Seith Cannon, Executor

Gregory Seith Cannon, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of May 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Gregory Seith Cannon** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself as Executor of the Estate of Joe Carroll Cannon, and in his capacity as such executor, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 15th day of May 2023.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of May 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Gregory Seith Cannon** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 15th day of May 2023.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

LTSR Number:

GTE File: 2023046748

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, 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 May 15, 2023 (date of document).

Affiant Signature

5/2/2022
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 2ND day of MAY, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

