Karen Johnson Davidson County
Batch# 1025396 DEEDQC
07/12/2023 02:47:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230712-0053490

This instrument prepared by:
Thomas N. Jones & Associates
By: Thomas N. Jones, Attorney
339 Main Street, Suite 100
Franklin, TN 37064

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NO.:
James Cann, Pamela Cann Chris Cann P.O. Box 1003 Ingram TX 78025	Same	061 01 0 038.00

This instrument was prepared by information provided by the parties with no title examination having been made, and the parties hereto agree to hold Thomas N. Jones, Attorney at Law, and Thomas N. Jones & Associates harmless from any and all liability that may arise in connection herewith.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid by Grantees, the receipt of which is hereby acknowledged, we, **James Cann and wife, Pamela Cann, and Chris Cann**, (hereinafter the "Grantors"), by these presents, do hereby quitclaim and convey unto **James Cann, Pamela Cann, and Chris Cann, as tenants in common with right of survivorship**, (hereinafter the "Grantees"), all of our right, title and interest in and to the following described property located in Davidson County, Tennessee, and being described as follows, to-wit:

Being Lot No. 293 on the Plan of Gra-Mar Acres, Section 8 of record in Book 2331, Page 110, Register's Office of Davidson County. Tennessee and described as follows:

Beginning at a point in the southerly margin of Marswen Drive at the common corner of Lots 292 and 293; thence with the line between said lots southerly 187.8 feet to a point; thence westerly 167.1 feet to a point in the easterly margin of Future Street; thence with the margin of the same northwardly 198.46 feet to a concrete monument at thee beginning of a curve; thence around said curve northeasterly 31.42 feet to a concrete monument in the southerly margin of Marswen Drive; thence with the margin of the same easterly 155 feet to the point of beginning.

Being the same property conveyed to James Cann and wife, Pamela Cann and Chris Cann, by Warranty Deed from Charlotte Wrenn, unmarried, dated October 15, 2014 and recorded on October 16, 2014 as Instrument #20141016-0095738, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness our hands the date set forth below with this instrument having an effective date of the last date executed below.

SIGNATURE PAGES TO FOLLOW

James L. Cann

James Cann

Date: 6/23/23

Pamela S. Cann

Pamela Cann

Date: 6/23/23

STATE OF TEXAS
COUNTY OF Travis

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared James Cann and wife, Pamela Cann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors and executed the foregoing instrument for the purpose therein contained.

Witness my hand this 23rd day of June, 2023.

NOTARY PUBLIC

My Commission Expires: 03/02/2026

MARIA URIBE
NOTARY PUBLIC
STATE OF TEXAS
NOTARY ID 131470?-4
MY COMM. EXP. 03-02-2026

Chris Cann
Date: 6/23/23

STATE OF TEXAS
COUNTY OF Travis

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Chris Cann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors and executed the foregoing instrument for the purpose therein contained.

Witness my hand this 23rd day of June, 2023.

NOTARY PUBLIC

My Commission Expires: 03/02/2026

MARIA URIBE NOTARY PUBLIC STATE OF TEXAS NOTARY ID 131470154 MY COMM. EXP. 03-02-2026

STATE OF Texas
COUNTY OF Travis

The actual consideration or value, whichever is greater for the transfer is $0.00.

AFFIANT

Sworn and subscribed before me this 23 day of June, 2023.

NOTARY PUBLIC

My Commission Expires: 03/02/2026

MARIA URIBE NOTARY PUBLIC STATE OF TEXAS NOTARY ID 131470154 MY COMM. EXP. 03-02-2026

I, Thomas N. Jones, 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 June 23, 2023 (date of document).

Thomas N. Jones
Date: July 6, 2023

State of Tennessee
County of Williamson

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

Notary Public

My Commission Expires: 8-3-26

LEIGH ANNE SAILORS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY