THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE, COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P23-6500-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,100,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 2023 Notary Public MY COMMISSION EXPIRES: 11/2/26 (AFFIX SEAL)

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie A Wong & Mark D Cannon, Co-Trustees of Virginia Foster Cannon Trust	Julie A. Wong & Mark D. Cannon, Co-Trustees of Virginia Foster Cannon Trust	
1300 Burton Valley Road	5235 N. Bay Rd.	131-15-0D-002.00-CO
Nashville, TN 37215	Miami, FL 33140	
(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, **Elizabeth Hammond and Richard Hammond, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julie A. Wong and Mark D. Cannon, Co-Trustees of Virginia Foster Cannon 2010 Revocable Trust dated August 17, 2010**

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 Unit B of Burton Valley Townhomes, filed as Exhibit B to, and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050802-0090510 and rerecorded in Instrument No. 20050805-0092217, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Elizabeth Hammond and Richard Hammond, wife and husband by Warranty deed from James P. Ratliff and wife, Amy L. Ratliff of record in Instrument No. 20200325-0032325 Register's Office for Davidson County, Tennessee, dated March 24, 2020 and recorded on March 25, 2020.

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 __ unimproved _X_ improved property known as **1300 Burton Valley Road, Nashville, TN 37215**

Karen Johnson Davidson County
Batch# 1045838 DEEDWARR
09/05/2023 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20230905-0069234

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 the 17 day of August, 2023.

Elizabeth Hammond

Richard Hammond

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 **Elizabeth Hammond,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of August, 2023.

My Commission expires: Jan 8 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

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 **Richard Hammond,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of August, 2023.

My Commission expires: Jan 8 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **8/17/2023** (date of document).

Affiant Signature

8/17/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** day of **AUGUST**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

