Karen Johnson
Batch # 1107791
03/06/2024 01:48:38 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240306-0015637

PREPARED BY:
MONTE D. WATKINS
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel Number:
Andy R. Cannon, Trustee of the Andy Cannon Trust 1716 Hanover Rd. Nashville, TN 37216	Countrywide Home Loans, Inc. 2021 N. Gallatin Rd. Suite 280 Madison, TN 37115	Map 072 Group 12-0 Parcel 24.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Andy R. Cannon., Trustee of the Andy Cannon Trust dated March 10, 2024, the Grantor, by these presents do hereby quitclaim and convey unto Andy R. Cannon, Trustee of the Andy Cannon Trust, Grantee, his heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

BEING Lot No. 83 and the easterly 7.5 feet of Lot No. 84, on the Plan of the Subdivision of The Waters Place, of record in Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee.

Said Lot 83 and part of Lot 84 adjoin and front together 57.5 feet on the southerly side of Hanover Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Andy R. Cannon by deed from Albert Graham Jr., and wife, Karen Graham, of record instrument number 20050601-0061269, Register's Office of Davidson County, Tennessee.

This is improved property known as 1716 Hanover Rd., Nashville, TN 37216.

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

Witness my hand this 10th day of March, 2024.

Andy R. Cannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Brianna D. Irwin, a Notary Public in and for the County and State aforesaid, personally appeared Andy R. Cannon, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at my office in Nashville, Tennessee, this the 10th day of March, 2024.

Brianna D. Irwin
Notary Public

My Commission Expires: 7/9/2024

BRIANNA D. IRWIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

Andy R. Cannon
AFFIANT

Subscribed and sworn to before me, this 10th day of March, 2024.

Brianna D. Irwin
Notary Public

My commission expires: 7/9/2024

BRIANNA D. IRWIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

STATE OF TENNESSEE)

COUNTY OF Davidson)

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

Affiant

Subscribed and sworn to before me, this 11th day of March, 2024.

Notary Public

Commission Expiration Date: 7/9/2024

BRIANNA D. IRWIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024