Karen Johnson Davidson County
Batch # 1166248 DEEDQC
08/05/2024 08:45:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240805-0059168

RECORD AND RETURN TO:
Victory Title & Escrow, LLC
395 President Place, Ste. 203
Smyrna, TN 37167

QUITCLAIM DEED

NANCY CARVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Royce Cannon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/08/2027

THIS INSTRUMENT WAS PREPARED BY

VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PLACE, STE. 203, SMYRNA, TN 37167

NAME ANDADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Royce Lee Cannon, Sr. 214 Centerview Dr, Ste. 260 Brentwood, TN 37027	SAME	105-10-OC-027.00

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, WE,

ROYCE LEE CANNON, SR.

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO

ROYCE LEE CANNON, SR. AND WIFE, DAYNA S. CANNON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT, TITLE AND INTEREST IN 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 Number B-504 of Wedgewood Park, Phase 3, a condominium, as set forth in the Second Supplement to the Master Deed for Wedgewood Park Annexing Phase 3 Property of record as Instrument Number 20070731-0090822 in the Register's Office for Davidson County, Tennessee, and shown as part of Exhibit "B" therein. Said Second Supplement annexes the subject property into the Master Deed establishing Wedgewood Park of record as Instrument Number 20050510-0052804, as amended by Instrument Numbers 20060216-0019060, 20060228-0022838 and 20110329-0024200 in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Wedgewood Park, as amended, together with an undivided percentage interest in the Common Elements as set forth as Exhibit "C" of said Second Supplement, as amended.

Being the same property conveyed to Royce Lee Cannon, Sr., by Warranty Deed from Cortney M. Levin and husband Erik S. Levin, of record in Instrument Number 20150218-0014175, Register's Office for Davidson County, Tennessee.

This deed was prepared with information furnished by the grantor. The preparation of this deed neither expresses or implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed here.

This is improved (X) property known as 702 WEDGEWOOD PARK #B-504, NASHVILLE, TN 37203

WITNESS MY HAND THIS 25th **DAY OF JULY, 2024.**

ROYCE LEE CANNON, SR.

NANCY CARVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Royce Lee Cannon, Sr. the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained. Nashville
Witness my hand and official seal at ~~Smyrna~~, Tennessee, this 25th day of July, 2024.

Commission Expires: 11/08/2027

Notary Public