Karen Johnson Davidson County
Batch# 1188353 DEEDQC
10/01/2024 11:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241001-0075981

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 28th day of August, 2024. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of new owner:	Send Tax Bills to:	Map-Parcel Number:
Toby G. Cannon, Trustee 2812 Marlin Avenue Nashville, TN 37215	SAME	P/O 104-14-0-024

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Toby G. Cannon, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a

revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Toby G. Cannon, Trustee of the Toby G. Cannon Living Trust**, established by the Revocable Trust Agreement of Toby G. Cannon dated August 28, 2024, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 28th day of August, 2024.

Toby G. Cannon

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 Toby G. Cannon, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 28th day of August, 2024.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Sharondale Estates, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20140502-0037388, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to David F. Cannon and Toby G. Cannon by deed from Cates Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20141121-0107577 in the Register's Office of Davidson County, Tennessee.

David F. Cannon died on September 25, 2021.

1. 2024 taxes which have been paid by the Grantor. By acceptance of delivery of this instrument, Grantees assume and agree to pay future taxes as and when such become payable and to indemnify and hold harmless Grantor(s) from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 332, page 119, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions For Sharondale Estates, a horizontal property regime with private element, of record as Instrument No. 20140502-0037388, Register's Office for Davidson County, Tennessee.
4. Charter of Sharondale Estates Homeowner's Association, Inc., of record in Instrument No. 20140507-0038944, Register's Office for said County.
5. Notice of Completion of record in Instrument No. 20141022-0097659, said Register's Office.
6. Rights of others in and to the use of the common area/elements.

This is improved property known as 2812 Marlin Avenue, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 8/28/24.

10/1/24
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of October, 2024.

Lindsay Hamada
Notary Public

My Commission Expires:

Notary's Seal (if on paper)

