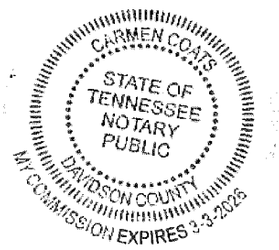
Karen Johnson Davidson County
Batch# 1193155 DEEDWARR
10/14/2024 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20241014-0079398

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00. Affiant Subscribed and sworn to before me, this the 7th day of October, 2024. Carmen Coats Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
The Cantrell Community Property Trust, dated January 17, 2023	New Owner(s)	118 05 0 168.00
789 Elysian Fields Road		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLES W. BOOKER AND SHIRLEY EVANS BOOKER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VALERIE MAGUIRE CANTRELL AND CHRISTOPHER LEE CANTRELL, AS TRUSTEES OF THE CANTRELL COMMUNITY PROPERTY TRUST, DATED JANUARY 17, 2023**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lot No. 30 on the plan of the Old Vaulx Farm, not of record.

Said property fronts 100 feet on the Southerly margin of Kirkwood Avenue and extends back between parallel lines 309 feet to a dead line.

Being the same parcel conveyed to Charles W. Booker et ux Shirley Evans Booker from Robert P. Ziegler, executor of the estate of Yolande Johnson Cheatham, by virtue of a deed dated 8/9/1982, recorded 8/12/1982, in deed Book 5923, Page 64, County of Davidson, State of Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 833 Kirkwood Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of October, 2024.

Charles W. Booker

Shirley Evans Booker by Charles W. Booker, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles W. Booker, individually, and as attorney in fact for Shirley Evans Booker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of October, 2024.

Notary Public

My Commission Expires: 7-3-25

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 7. 2024.

Affiant Signature

14th day of October, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028