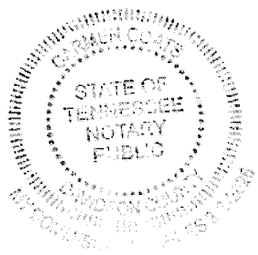
Karen Johnson Davidson County
Batch# 1224899 DEEDWARR
01/09/2025 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250109-0001973

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $340,000.00. Affiant Subscribed and sworn to before me, this the 8th day of January, 2025. 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:
Kimberly Dawn Cannon Revocable Living Trust, dated August 14, 2024	New Owner(s)	095-02-0A-217.00-CO
2711 Windemere Drive		
Nashville, TN 37214		

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, **MITZIE Y. CHAMBERS, EXECUTRIX, AND HEIR-AT-LAW OF THE ESTATE OF AUDREY G. MARROW**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLY DAWN CANNON REVOCABLE LIVING TRUST, DATED AUGUST 14, 2024**, 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, state of Tennessee, described as follows, to-wit:

Being Unit 35 on the Plan of Cottage Place Condominiums, a Horizontal Property Regime, of record in Book 6520, Pages 816-823, Register's Office of Davidson County, Tennessee, created under Title 66, Section 27-101 et seq., as amended, and established by Master Deed, Declarations of Covenants, Conditions and Restrictions of record in Book 6520, Page 745, said Register's Office, as amended by amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, Page 212, said Register's Office, and by Second Amendment to Master Deed Declaration of Covenants, Conditions and Restrictions of record in Book 6636, Page 722, and by Third Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6902, Page 829, said Register's Office, together with an undivided interest in the common elements, all to which reference is hereby made for a more complete description and identification of such Unit.

Being the same property conveyed to Audrey G Morrow by Warranty deed from Lann Mehaffey, unmarried of record in Book 8717, page 985, Register's Office for Davidson County, Tennessee, dated 7/10/1992 and recorded on 9/1/1992.

Audrey G. Morrow having since died on or around April 30, 2024.

Being also known as 217 Cottage Place Nashville, Tennessee 37214.

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 217 Cottage Place, Nashville, TN 37214, 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 8th day of January, 2025.

Estate of Audrey G. Marrow

By: M Chambers
Mitzie Y. Chambers, Executrix

M Chambers
Mitzie Y. Chambers, Heir-at-Law

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 Mitzie Y. Chambers, Executrix, and Heir-at-Law of the Estate of Audrey G. Marrow, 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 8th day of January, 2025.



Notary Public

My Commission Expires: 3.3.25

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 January 9, 2025.

Affiant Signature

9th day of January, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

