Karen Johnson Davidson County
Batch # 1260861 DEEDWARR
04/17/2025 01:23:46 PM 5 pgs
Fees: $28.00 Taxes: $1,125.40
20250417-0029507

This instrument prepared by:
Sims|Funk PLC
Attn: Cole W. Schott
3102 West End Avenue, Suite 1100
Nashville, TN 37203

WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Adam Cornett 2031 Mapleview Lane Nashville, TN 37207	Same	061 12 0 035.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Susan Anthony Cannizzaro, a single woman**, hereinafter called the Grantor, has this day bargained and sold, and does hereby transfer and convey unto **Adam Alexander Cornett, a single man**, hereinafter called the Grantee, that certain real estate located at 1218 Eastdale Avenue, Nashville, Davidson County, Tennessee 37216, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 10 and the westerly 44' 6" front and 47' 4" rear of Lot No. 11, Block "G", on the Plan of Jackson Park, Section 2, of record in Book 843, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 and part of Lot No. 11 front 104' 6" on the southeasterly side of Eastdale Avenue and run back 262.8 feet on the westerly line, said line being the common boundary line of Lots Nos. 9 and 10 on said plan, and 329.2 feet on the easterly line, to a dead line in the rear, on which it measures 123 feet.

Being the same property conveyed to Julia A. Cannizzaro, a widow by Warranty Deed from E. Graves Pate and wife, Frieda H. Pate, dated February 11, 1954, recorded February 15, 1954, of record in Book 2247, page 587, Register's Office for Davidson County, Tennessee. The said Julia A. Cannizzaro, having died intestate on November 3, 1992, property vesting in her heirs at law: Judith Cannizzaro and Susan Cannizzaro, as attested to in Affidavit of Heirship of record in Book 9787, page 727, said Register's Office.

The said Judith Ann Cannizzaro, having since died intestate on February 16, 2024, without spouse, issue, or other heirs at law, leaving her sister, Susan Anthony Cannizzaro, the Grantor herein, as her sole surviving heir, title to the interest formerly held by Judith Cannizzaro thereby vesting solely in her heir at law: Susan Anthony Cannizzaro, as further evidenced by Affidavits of Heirship recorded as instrument nos. 20250416-0029071 and 20250416-0029072, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever, subject to the life estate reserved herein by the Grantor. Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit A attached hereto.

Grantor expressly reserves unto herself a life estate in and to the above-described real estate, including the exclusive possession, use, and enjoyment of the premises, together with all rents, issues, and profits therefrom, for and during the term of her natural life..

Grantor further covenants and binds herself, her successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons whomsoever.

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

[Remainder of page intentionally left blank; signature page follows.]

Witness my hand as of the 15th day of April, 2025.

GRANTOR:

Susan Anthony Cannizzaro
SUSAN ANTHONY CANNIZZARO

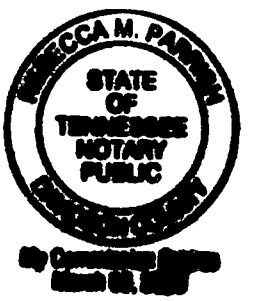
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Susan Anthony Cannizzaro, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained; and who further acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal, at office in Davidson County, Tennessee, this 15th day of April, 2025.

Rebecca M Parrish
Notary Public

My Commission Expires: 03/06/2029



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $304,161.28.

The foregoing value was determined through the following calculation, made pursuant to Tenn. Comp. R. & Regs. 1320-04-09-.01(1)(A):

Appraised Value	$544,000.00
Life Estate Factor for 72 year-old female	0.44088
Value of Life Estate	$239,838.72
Appraised Value	$544,000.00
Less: Value of Life Estate	(239,838.72)
Recordation Tax Base	**$304,161.28**

Affiant

Subscribed and sworn to before me this the 16th day of April, 2025.

Notary Public

My commission expires: 3/6/2029

REBECCA M. PARRISH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 06, 2029

EXHIBIT A
(Permitted Encumbrances)

1. **Taxes and assessments for the year 2024 and subsequent years**, not yet due and payable.

2. **Deed of Trust (Open-End)** from Judith Cannizzaro a/k/a Judy Cannizzaro, a single person and Susan Cannizzaro, a single person to Jovetta Woodard and Patrica Robinson, Trustee, to secure to SunTrust Bank, the original principal indebtedness of $200,000.00, dated July 22, 2016, recorded August 8, 2016, filed of record in Instrument No. 20160808-0082067, Register's Office for Davidson County, Tennessee; and further, **Appointment of Successor Trustee** of record in Instrument No. 20250225-0013765, said Register's Office.

3. **All matters appearing on the Plan of Jackson Park, Section 2**, of record in Book 843, page 21, Register's Office for Davidson County, Tennessee.

4. **Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens** provided in the Restrictive Covenants of record in Book 1303, page 547; and in Book 1361, page 305, Register's Office for Davidson County, Tennessee; **but omitting** any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.