Karen Johnson Davidson County
Batch# 1277329 DEEDWARR
05/23/2025 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,672.40
20250523-0041072

WARRANTY DEED

(SEAL)

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF May, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

File #25-PA-1403-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Cannon and Shannon A. Cannon	**New Owner**	
(NAME)	(NAME)	**072 10 0 048.00**
306A Manchester Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

TAYLOR WEBB BUTTERWORTH, F/K/A TAYLOR MARIE WEBB AND CHARLES BUTTERWORTH, WIFE AND HUSBAND

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JOHN CANNON AND SHANNON A. CANNON, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit: Beginning at a point in the Northeast intersection of Scott Avenue and Litton Avenue; thence East 73.00 feet to the Point of Beginning; thence North 16 degrees 30 minutes 00 seconds East, 200.04 feet to a point; thence South 73 degrees 30 minutes 00 seconds East, 50.00 feet to a point; thence South 16 degrees 30 minutes 00 seconds West, 200.04 feet to a point in the Northerly right-of-way of Litton Avenue; thence with the Northerly right-of-way of Litton Avenue, North 73 degrees 30 minutes 00 seconds West, 50.00 feet to the Point of Beginning, containing 10,020.00 square feet or 0.23 acres more or less.

Being the same property conveyed to Taylor Marie Webb, an unmarried person, and Charles Butterworth, an unmarried person, as tenants in common with the right of survivorship, by Warranty Deed from Amanda D. Bangle, married, formerly known as Amanda M. Dean, of record in Instrument No. 20220713-0080379, in the Register's Office of Davidson County, Tennessee, dated July 07, 2022 and recorded on July 13, 2022.

The said Taylor Marie Webb and Charles Butterworth having since married each other, the said Taylor Marie Webb is now known as Taylor Webb Butterworth.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X__ improved property known as: 1403 Litton Avenue, Nashville, TN 37216.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 23rd day of May, 2025.

Taylor Webb Butterworth

Charles Butterworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of May, 2025, before me personally appeared Taylor Webb Butterworth, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of May, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of May, 2025, before me personally appeared Charles Butterworth, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of May, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 5/23/2025.

Date

Affiant Signature

5/23/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of May, 2025.

Notary's Signature

My Commission Expires: 11-25-2028

Date

Notary's Seal

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028