Karen Johnson Davidson County
Batch# 1278255 DEEDQC
05/28/2025 07:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250528-0041579

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067
Reviewed by: Aric D. Hinson, Esq.

STATE OF TENNESSEE Williamson
COUNTY OF _____

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS 0.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th **Day of** May, 2025.

_____
Notary Public

MY COMMISSION EXPIRES: 10/25/2026

TERRELL WAGGONER STATE OF TENNESSEE NOTARY PUBLIC AFFIX SEAL MAURY COUNTY

07-NSH25-09479

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Edward Canter 508 Wakefield Lane Gallatin, TN 37066	Edward Canter 508 Wakefield Lane Gallatin, TN 37066	050-14-0-014.00

QUITCLAIM DEED

THIS INDENTURE made between, **Michael G. Canter, both individually and as Executor of the Estate of Martha Agnes Canter, deceased**, hereinafter "First Party", and **Edward Canter**, hereinafter "Second Party":

WITNESSETH

That said First Party, for and in consideration of good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby convey and quitclaim unto said Second Party, all their right, title and interest in and to the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 695 on the Plan of Parkwood Estates, Section IV, Revision of Lots 695 and 696, as of record in Book 4060, Page 1, Register's Office for said County.

Said Lot fronts 75 feet on the Southerly side of Healy Drive and runs back 145.64 feet on the Easterly line and 99.4 feet on the Westerly line, to a dead line in the rear, which is a broken line, measuring 98.6 feet.

Being the same property conveyed to Glenn A. Canter and wife, Martha C. Canter by Warranty Deed from Harlan Construction Company of record in Book 4216, page 896, Register's Office for Davidson County, Tennessee, dated March 04, 1968 and recorded on March 05, 1968.

Said Glenn A. Canter having deceased on or about March 8, 2008, vesting Martha C. Canter as surviving tenant. Said Martha C. Canter having deceased on or about December 6, 2023. Martha C. Canter is one and the same person as Martha Agnes Canter. Martha Agnes Canter having died testate with her Last Will and Testament being probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Cast No. 24P2354.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3202 Healy Drive, Nashville, TN 37207.

The preparer of this deed is not the settlement agent for tax reporting purposes and makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

WITNESS my hand this 17th day of May, 2025.

Michael G. Canter, both individually and as Executor of the Estate of Martha Agnes Canter, deceased

Michael G. Canter, both individually and as Executor
of the Estate of Martha Agnes Canter, deceased

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael G. Canter, both individually and as Executor of the Estate of Martha Agnes Canter, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Cool Springs, Tennessee, this 17th day of May, 2025.

Notary Public

My Commission Expires: 10/25/2026

TIERRA STAGGS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tiena Staggs, 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 May, 27th, 2025.

Tiena Staggs
Custodian's Signature

5/27/2025
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27th day of May, 2025.

Notary Public

MY COMMISSION EXPIRES: 01/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON