Karen Johnson Davidson County
Batch# 1285336 DEEDWARR
06/17/2025 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,240.07
20250617-0047623

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Henry Hall and Abbie Canterbury 1337 Pennock Avenue Nashville, TN 37207	NEW OWNER	071-15-0-181.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Matthew Todd Ridley and Katharine A. Burnett, a/k/a Katherine A. Burnett, husband and wife, as Tenants in Common with right of Survivorship** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Henry Dameron Hall, a single man and Abbie Leone Canterbury, a single woman, as joint tenants with right of survivorship**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 1337 Pennock Avenue, Nashville, TN 37207, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 239 and 240 on the Plan of The Highland Land Company's Subdivision, of record in Plat Book 421, Page 14 , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Todd Ridley, an unmarried man, and Katherine A. Burnett, an unmarried woman, as tenants in common with the rights of survivorship by Warranty Deed from Michael W. O'Neill of record in Instrument No. 20160609-0058370 Register's Office for Davidson County, Tennessee, dated June 7, 2016 and recorded on June 9, 2016.

Being the same property conveyed to Matthew Todd Ridley and Katherine A. Burnett, husband and wife, as Tenants in Common with rights of Survivorship by Quitclaim Deed from Matthew Todd Ridley and Katherine A. Burnett, husband and wife, who both Acquired Title as unmarried people, as Tenants in common with the rights of survivorship of record in Instrument No. 20211207-0162144 Register's Office for Davidson County, Tennessee, dated November 22, 2021 and recorded on December 7, 2021. (**Note that Instrument No. 20211207-0162144 contains a defect in the legal description by referencing Plat Book 421, Page 15, rather than Plat Book 421, Page 14.*)

This is improved (X) unimproved ( ) property known as 1337 Pennock Avenue, Nashville, TN 37207.

This conveyance is subject to all restrictions, easements and planning documents of record.

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.

16th In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this day of June, 2025.

Matthew Todd Ridley

Katharine A. Burnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of June, 2025, before me personally appeared Matthew Todd Ridley and Katharine A. Burnett, 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 16th day of June, 2025.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $605,423.24, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16 day of June, 2025.

Notary Public
My commission expires: _____

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Certificate of Authenticity

I, Alli Pinkston, 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 **June 16, 2025**.

Date

Alli P

Affiant Signature

6/17/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

