**Name and Address of New Owner:**
Joe Lee Canary
725 Kent Road
Nashville, TN 37214

**Send Tax Statements To:**
Joe Lee Canary
725 Kent Road
Nashville, TN 37214

**THIS INSTRUMENT PREPARED BY:**
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-25081002

**Map and Parcel:** 096 09 0A 725.00

# WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jean K Meeks and Doris Dawn Moss, as joint tenants**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joe Lee Canary, a married man**, hereinafter called the GRANTEE, his 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, Tennessee, being Unit No. 725 on the Plan of Emery Place Condominiums, of record Book 6250, page 719, Register's Office for Davidson County (RODC) to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jean K. Meeks and Doris Dawn Moss, as joint tenants by Quitclaim Deed filed for record on March 29, 2021 in Instrument Number 20210329-0040781, of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 725 Kent Road, Nashville, TN 37214

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Karen Johnson Davidson County
Batch# 1320586 DEEDWARR
09/09/2025 02:34:30 PM 4 pgs
Fees: $23.00 Taxes: $851.00
20250909-0072131

WITNESS our hand this ~~28th~~ 3RD KP September day of ~~August~~, 2025.

Jean K Meeks, by Lisa Beverly A/k/a Lisa Beverly Blackwell, Attorney in Fact

Jean K Meeks, by Lisa Beverly a/k/a Lisa Beverly Blackwell, Attorney in Fact

Doris Dawn Moss

State of Tennessee

County of Weakley

Personally appeared before me, Lisa Beverly a/k/a Lisa Beverly Blackwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the foregoing instrument on behalf of Jean K. Meeks, that she executed the same as the free act and deed of said Jean K. Meeks, and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said Jean K. Meeks, and appearing of record in Instrument Number 202509090072130, in the Register's Office of Davidson County, Tennessee.

Witness my hand and seal this ~~27th~~ 3RD KP September of ~~August~~, 2025.

Kathy Pruiett
Notary Public
My Commission Expires: 07-26-2027

KATHY PRUIETT
STATE OF TENNESSEE NOTARY PUBLIC
HENRY COUNTY
My Commission Expires 07-26-2027

State of Tennessee

County of Weakley

Personally appeared before me, Doris Dawn Moss with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~27th~~ 3RD KP September of ~~August~~, 2025.

Kathy Pruiett
Notary Public
My Commission Expires: 07-26-2027

KATHY PRUIETT
STATE OF TENNESSEE NOTARY PUBLIC
HENRY COUNTY
My Commission Expires 07-26-2027

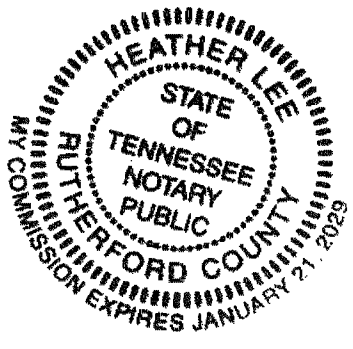
**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00.

Affiant Signature

Subscribed and sworn to before me, this 5th day of September, 2025.

Heather Lee
Notary Public
My Commission Expires: 1-21-29



# Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 9/3/25 (date of document).

Affiant Signature

9/9/25
Date

State of Tennessee

County of Rutherford

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

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029