This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane, Suite #115
Franklin, TN 37067
File Number: 7-7208-SL

Karen Johnson Davidson County
Batch# 1336407 DEEDWARR
10/21/2025 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20251021-0083872

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant
Subscribed and sworn to before me, this the 15th day of October, 2025.

Notary Public
My Commission Expires: _____

ANNA E. ROWLAND NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Walter Osbin Celada Ariza ~~3001 Hamilton Church Road~~ 509 Dunaire Dr. Nashville, TN ~~37013~~ 37217	Same	163 04 0A 211.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Kimberly Cannon, Personal Representative of the Estate of Norma Jean Cannon, deceased** (individually and/or collectively, "Grantor"), hereby transfers and conveys unto **Walter Osbin Celada Ariza, a single man,** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 211 of HAMILTON CROSSINGS TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HAMILTON CROSSINGS TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20040226-0022076, Instrument No. 20050310-0026734, Instrument No. 20050701-0075731, Instrument No. 20060206-0014793 and By-Laws recorded in Instrument No. 20040212-0016946 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-2" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Norma J. Cannon, unmarried, by Warranty Deed from R. J. York Homes, LLC, of record in Instrument No. 20050103-0000568, in the Register's Office of Davidson County, Tennessee, dated December 21, 2004, and recorded on January 03, 2005. The said Norma J. Cannon died, testate, on October 26, 2024, leaving her only heirs at law, Kimberly Nicole Cannon and Shelby Courtney Cannon. See Probate Case 25P719, Davidson County, in the Seventh Circuit Court for Davidson County, Tennessee. Kimberly Cannon executes this instrument as the Personal Representative of

the Estate of Norma Jean Cannon, pursuant to that certain Order Approving Purchase and Sale Agreement, filed in said Seventh Circuit Court on September 26, 2025.

This is improved property located at: **3001 Hamilton Church Road, #211, Antioch, TN 37013.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of October, 2025.

GRANTOR:

The Estate of Norma Jean Cannon

By: Kimberly Cannon
Kimberly Cannon, Personal Representative

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kimberly Cannon, Personal Representative of The Estate of Norma Jean Cannon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of October, 2025.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/15/25 (date of document).

Jennifer Russell
Affiant Signature

10/21/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21st day of October 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.