This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (KAB)
1600 West End Ave., Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1338201 DEEDQC
10/24/2025 10:58:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251024-0084748

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Litton Residential Holdings, LLC 306A Manchester Avenue Nashville, TN 37206	same	072 10 0 048.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, JOHN CANNON AND SHANNON A. CANNON, husband and wife (collectively, the "Grantor"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to LITTON RESIDENTIAL HOLDINGS, LLC, a Tennessee limited liability company (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements located thereon (the "Property"), more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

This is improved property known as 1403 Litton Avenue, Nashville, Tennessee 37216.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

(Signature on Following Page)

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 15th day of October, 2025.

GRANTOR:

JOHN CANNON

Shannon A. Cannon

SHANNON A. CANNON

CHRISTINE FRAVEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared John Cannon and Shannon A. Cannon, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Christine E Fravel

Notary Public

My Commission Expires: 9/3/29

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

John Cannon, Affiant

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

Notary Public

My Commission Expires: 9/3/29

CHRISTINE FRAVEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

Property Description

Land in Davidson County, Tennessee more particularly 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 John Cannon and Shannon A. Cannon, husband and wife, by deed of record in Instrument No. 20250523-0041072, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Kim Brown, do hereby make oath that I am a licensed attorney and 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 October 15, 2025 (date of document).

Affiant Signature

October 23, 2025
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL:

