Karen Johnson Davidson County
Batch# 1339334 DEEDWARRSP
10/29/2025 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,995.04
20251029-0086087

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $539,200.00.

Affiant

Subscribed and sworn to me on 10/24/25.

NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/02/2029
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Roger A. Cannon and Joan G. Cannon 2002 Gildridge Dr. Unit 304 Nashville, TN 37221	NEW OWNER	169 03 0B 010.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Stephens Valley West, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Roger A. Cannon and Joan G. Cannon, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 1304 of STEPHENS VALLEY WEST CONDOMINIUMS, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing STEPHENS VALLEY WEST CONDOMINIUMS, a Horizontal Property Regime, of record in Instrument No. 20230628- 0049217, as amended in Instrument Nos. 20230920-0074096 and 20231009-0079104, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Stephens Valley West, LLC, a Tennessee Limited Liability Company, by Warranty Deed from J. Gregory Hardeman, Executor of The Estate of W.E. Stephens, Jr. (as to Parcel 2) and Equitable Trust Company, Trustee of the Stephens Christian Trust (as to Parcel 1), of record in Instrument No. 20200204-0012662, in the Register's Office of Davidson County, Tennessee dated January 31, 2020 and recorded February 04, 2020.

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 Davidson County and subsequent taxes are assumed by the Grantee;
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Stephens Village West 116, as recorded in Instrument No. 20210409-0047643, as corrected in Instrument No. 20210428-0056721 and as amended in Instrument No. 20230106-0001193;
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20230104-0000465, as amended in Instrument No. 20230217-0011725;
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Stephens Valley West Condominiums of record in Instrument No. 20230628-0049217, as amended in Instrument Nos. 20230920-0074096 and 20231009-0079104; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon;

5. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20200310-0026820;
6. Easement for Waterline, recorded in Book 9306, Page 279;
7. Easement for Grant of Sign, recorded in Instrument No. 20130523-0052477;
8. Easement for Public Utilities, recorded in Instrument No. 20170320-0026634;
9. Easement for Dedication of a Driveway, recorded in Instrument No. 20200602-0056303;
10. Easement recorded in Instrument Nos. 20170818-0085295 and 20201201-0139311;
11. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.; and
12. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements, rights of way for public utilities, and all other matters of record applicable to this property.

This property is also known as improved property located at 2002 Gildridge Dr. Unit 304, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEES that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hands this 10/24/25.

Stephens Valley West, LLC,
a Tennessee Limited Liability Company

By: Jeff Dial, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Jeff Dial, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Authorized Agent of Stephens Valley West, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing for Stephens Valley West, LLC, a Tennessee Limited Liability Company, by himself as the Authorized Agent.

Witness my hand and official seal on 10/24/25.

NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on October 24th, 2025.

John Cobb Rochford

October 24th, 2025
Date

State of Tennessee

County of Davidson

Personally appeared before me Katherine Cooper, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on October 24th, 2025.

Katherine Cooper



My Commission Expires: 07/02/29