Karen Johnson Davidson County
Batch# 1340765 DEEDQC
10/31/2025 12:23:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251031-0086843

8504

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Lawyers Escrow Service, Inc.; 2021 Richard Jones Road, Suite 220; Nashville, TN 37215
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

(Blank for Register's Office Endorsement Stamp)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2025.

NOTARY PUBLIC

COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILLIPS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 4, 2027

Name and Address of New Owner	Name/Address of Party Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Robert Dell Cannon and Susan Cannon 6231 Henry Ford Drive Nashville, TN 37209	Same as New Owner	090 12 0 142.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **Kaitlyn Cannon, an unmarried woman, and Robert Dell Cannon and Susan Cannon, husband and wife** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **Robert Dell Cannon and Susan Cannon, husband and wife**, as tenants by the entirety, all of our right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 192, as shown on the map entitled the Plan of Charlotte Park, Section III, of record in Book 2663, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kaitlyn Cannon, an unmarried woman and Robert Dell Cannon and Susan Cannon, husband and wife, as tenants in common with right of survivorship by Deed dated May 31, 2017 from Timothy D. Swartsell and Charlotte R. Swartsell, husband and wife, recorded June 2, 2017, in Instrument Number 20170602-0055174, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 6231 Henry Ford Drive, Nashville, TN 37209.

This conveyance is subject any liens and encumbrances of record, all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 30 day of October, 2025.

Kaitlyn Cannon, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kaitlyn Cannon, Grantor in the within instrument, with who I am personally acquainted or proved upon satisfactory evidence, who in my presence executed the within instrument and upon oath acknowledged that she did so freely and voluntarily and for the purpose therein contained.

WITNESS MY HAND and seal this 30 day of October, 2025.

Commission Expires: _____

NOTARY PUBLIC

SHANNON PHILLIPS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 4, 2027

Robert Dell Cannon, Grantor

Susan Cannon, Grantor

KIM LONG NOTARY PUBLIC STATE OF TEXAS ID 12469781-8 EXP. 09-29-2027

STATE OF TEXAS

COUNTY OF LUBBUCK

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, ROBERT DELL CANNON AND SUSAN CANNON, Grantors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Lubbock, Texas, this 30th day of October, 2025.

Kim Long
Notary Public

MY COMMISSION EXPIRES: 9.29.2027

Certificate of Authenticity

I, Anthony N. Greco, 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 the 30 day of October, 2025

10-30-2025
Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 30 day of October, 2025

Commission Expires: July 17, 2027

Ernest D. Bennett III
Notary Public

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027