Prepared by
Record and Return To
Goodman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1341516 DEEDWARR
11/03/2025 10 47 02 AM 3 pgs
Fees $18 00 Taxes $4,070 00

20251103-0087267

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| Lilian Guevel Garside and William Blake Garside, III | Lilian Guevel Garside and William Blake Garside, III | 131 06 0H 076.00 |

## GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Suzy Canon and Michael Holland Canon, wife and husband** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **William Blake Garside, III and Lilian Guevel Garside, husband and wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 624 Cherry Glen Circle, Nashville, TN 37215 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Located in the 1st Civil District, County of Davidson , State of Tennessee, described as follows, to-wit.

Land in Davidson County, Tennessee, being Lot No 15 on the Plan of Village of Cherry Glen, Phase 4, as of record in Plat Book 9700, Page 664, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Suzy Canon and Michael Holland Canon, wife and husband, by Warranty Deed from Corrine T Dennison and Richard D. Dennison, wife and husband, dated May 18, 2023, and recorded May 22, 2023, of record in Instrument No. 20230522-0038461, in the Register's Office for Davidson County, Tennessee.

The execution of this instrument is affected by the signature of Michael Holland Canon, as Attorney-in-Fact for Suzy Canon, which Power of Attorney is recorded in Instrument No A Register's Office for Davidson County, Tennessee.

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This is improved property known as 624 Cherry Glen Circle, Nashville, TN 37215.

This conveyance is subject to all restrictions, easements and planning documents of 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(S), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our

heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 30th day of October, 2025.

Suzy Canon by Michael Holland Canon, her Attorney-In-Fact

Suzy Canon by Michael Holland Canon, her Attorney-In-Fact

Michael Holland Canon

Michael Holland Canon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2025, before me personally appeared Michael Holland Canon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 30th day of October, 2025

Notary Signature
My commission expires: 2/27/2029

ASHLEY S RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp 2/27/2029
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Michael Holland Canon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Attorney-In-Fact for Suzy Canon and that he/she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Suzy Canon, for the purpose therein contained, by signing the name of Suzy Canon, by himself/herself as Attorney-In-Fact.

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

Notary Public
My Commission Expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**AFFIDAVIT OF VALUE**

STATE OF Tennessee )
COUNTY OF Davidson )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

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

Notary Public
My commission expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029