RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 540,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2025.

Notary Public

COMMISSION EXPIRES:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch # 1342726 DEEDWARR
11/07/2025 10:01:00 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20251107-0088815

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Truman Christopher Kitos-Lindsey Emily Jane Kitos	Cedarstone Bank	090-12-0-142
(NAME)	(NAME)	
6231 Henry Ford Drive	900 West Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **we, Robert Dell Cannon and Susan Cannon, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Truman Christopher Kitos-Lindsey, an unmarried man, and Emily Jane Kitos, an unmarried woman, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 and further conveyed to Robert Dell Cannon and Susan Cannon by Quitclaim Deed from Kaitlyn Cannon dated October 30, 2025 and recorded October 31, 2025, in Instrument No. 20251031-0086843, Register's Office for Davidson County, Tennessee.

Kaitlyn Cannon executes this instrument as Attorney in Fact on behalf of Robert Dell Cannon and Susan Cannon, husband and wife, pursuant to the Power of Attorney recorded in Instrument No. 20211028-0085789, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 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.

This is Improved property, known as 6231 Henry Ford Drive (House Number) (Street) | (P.O. Address) Nashville, TN (City or Town) 37209 (Postal Zip)

File No.: 8504-25
Warranty Deed Individual eRec LES rev. 09-2018

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 heirs, successors and assigns forever; and we do covenant with the said GRANTEES that 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 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 GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6th day of November, 2025.

Robert Dell Cannon by Kaitlyn Cannon, Attorney-in-Fact

Robert Dell Cannon
by Kaitlyn Cannon, Attorney-In-Fact

Susan Elaine Cannon by Kaitlyn Cannon, her attorney-in-fact

Susan Elaine Cannon
by Kaitlyn Cannon, her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kaitlyn Cannon and who, upon **her** oath acknowledged **herself** to be the Attorney-In-Fact for the within named Robert Dell Cannon and Susan Cannon, being authorized to act on behalf of said persons, she executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of November, 2025.

Notary Public

My Commission Expires:

