Karen Johnson Davidson County
Batch# 1348043 DEEDWARR
11/19/2025 03:10:30 PM 4 pgs
Fees: $23.00 Taxes: $743.70
20251119-0092356

TANYA STAFFORD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $201,000.00 Affiant Subscribed and sworn to before me, this 13th day of November, 2025. Notary Public My commission expires: 1-5-2028

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 4572 Greystone Street Trust	**New Owner**	**16513001200**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Tony Cannon, Danques Fitzgerald and Treshana Fitzgerald

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 4572 Greystone Street Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 No. 19, Plan of Peppertree Forest, Section 1, of record in Plat Book 6900, Pages 973-975, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Lolita Cannon, by Warranty Deed from Scott D Nelson, dated December 16, 2008, of record in Instrument No. 20081223-0122394, in the Register's Office for Davidson County, Tennessee. Lolita Cannon died intestate on June 1, 2025, leaving her spouse, Tony Cannon, and the sole issue of her body, Danques Fitzgerald and Trehana Fitzgerald, as her heirs at law. Reference to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202511190092354, and Instrument No. 202511190092355, Register's Office of Davidson County, Tennessee. Oath is hereby made that the subject property was never the sole primary marital residence of Danques Fitzgerald and Treshana Fitzgerald.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4752 Greystone St, Antioch, TN 37013.

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 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 in 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 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.

_____ Date: 11/3/25
Tony Cannon

Treshana Fitzgerald Date: 11/13/2025
Treshana Fitzgerald

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Tony Cannon and Treshana Fitzgerald, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 9-19-2028

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 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 in 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 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.

Danques Fitzgerald Date: 11/13/2025

Danques Fitzgerald

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Danques Fitzgerald, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2025.

Tanya Stafford

NOTARY PUBLIC

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-5-2028

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/13/25 (date of document).

Jennifer Russell
Affiant Signature

11/19/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19th day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

