Karen Johnson Davidson County
Batch# 1361150 DEEDWARR
12/23/2025 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20251223-0101996

WARRANTY DEED:
Please Return To:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

JM-C-25-7935

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Anderson and Meredith Anderson	**Same As New Owner**	
(NAME) **7935 Old Springfield Pike**	(NAME)	**012-00-0-167.00**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEAN N. CANTRELL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES ANDERSON AND MEREDITH ANDERSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the plan of Dobbs Subdivision, of record in Book 6200, page 776, Register's Office for said County.

Said Lot No. 1 fronts 200.80 feet on the Westerly Margin of Old Dickerson Pk. aka Old Springfield Pk. and extends back 732.76 feet on the Northerly line and 764.99 feet on the Southerly line to a dead line in the rear, measuring 70.0 feet thereon.

Being the same property conveyed to Kenneth E. Cantrell and spouse, Jean N. Cantrell by Warranty Deed from Steven Ray Meador and Spouse, Debra Sue Meador of record in Book 8627, Page 130, Register's Office for Davidson County, Tennessee, dated May 14, 1992 and recorded on May 15, 1992.

The said Kenneth E. Cantrell having died on or about June 6, 2016, vesting Jean N. Cantrell as surviving tenant.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record in Plat Book 6200, Page 776, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6882, Page 82 and Book 7615, Page 221, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7935 Old Springfield Pike, Goodlettsville, Tennessee 37072**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 17th DAY OF DECEMBER, 2025.

Jean N. Cantrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of December, 2025.

Notary Public
My Commission Expires: 7-2-24
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Pam Autry, 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 **December 17, 2025**.

Date

Affiant Signature

December 17, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **17th** day of **December**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029
Date

Notary's Seal (if on paper)