Karen Johnson Davidson County
Batch# 1365109 DEEDWARR
01/05/2026 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20260105-0000322

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2025.

Carmen Coats
Notary Public

My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rachelle Phenevongsa and Phouthong Phenevongsa	PRIMIS MORTGAGE CO.	084-07-0-002.00
2616 Windemere Drive	5535 CURRITUCK DR, STE 120	
Nashville, TN 37214	WILMINGTON, NC 28403	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KIMBERLY D. CANNON, TRUSTEE OF ROBERT S CANNON REVOCABLE TRUST #1 DATED MAY 7, 2024**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RACHELLE PHENEVONGSA, AND PHOUTHONG PHENEVONGSA, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 121 on the Plan of Sunny Acres, Section 4, of record in Book 2900, page 2, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description.

Being the same property conveyed to Robert S. Cannon and wife, Loretta T. Cannon by Warranty Deed from T. H. Phelan, Jr., and wife, Katy Smotherman Phelan of record in Book 4940, Page 269, Register's Office for Davidson County, Tennessee, dated August 08, 1975 and recorded on August 11, 1975.

Being the same property conveyed to Loretta T. Cannon by Quitclaim Deed from Robert S. Cannon of record in Book 11493, Page 441, Register's Office for Davidson County, Tennessee, dated May 21, 1999 and recorded on May 25, 1999.

Said Loretta T. Cannon aka Loretta Tidwell Cannon having deceased on or about April 16, 2024. Probate of record in Case No. 24P979, Circuit Court, Probate Division, for Davidson County, Tennessee and in Instrument No. 20240712-0052552 and Instrument No. 20240712-0052551, in the Register's Office for Davidson County, Tennessee, for the purpose of Munimcnt of Title.

Being the same property conveyed to The Trustees of the Robert S. Cannon Revocable Trust #1 by Quitclaim Deed from Robert S. Cannon, a single man of record in Instrument No. 20240718-0054017 Register's Office for Davidson County, Tennessee, dated July 16, 2024 and recorded on July 18, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2636 Windemere Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of December, 2025.

Robert S Cannon Revocable Trust #1 dated May 7, 2024

By: Kim Cannon
Kimberly D. Cannon, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kimberly D. Cannon, Trustee of Robert S Cannon Revocable Trust #1 dated May 7, 2024, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of December, 2025.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/8/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 30. 2025.

Affiant Signature

2nd day of January, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028