This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-7901-AJ

Karen Johnson Davidson County
Batch# 1369740 DEEDWARR
01/14/2026 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,701.63
20260114-0003529

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $459,900.00.

Affiant

Subscribed and sworn to before me, this the 14th day of January, 2026.

Notary Public
My Commission Expires: _____

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2029
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Grace Cannon and James Cannon 4205 Cecil Court S Nashville, TN 37207	New Owner	041 03 0 051.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jonathan David Leath, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **James Jackson Cannon and wife, Grace Anne Cannon** (individually and/or collectively, "Grantee"), 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. 16 on the Plan of CRESTMONT ESTATES, of record in Plat Book 4675, Page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jonathan David Leath, by Quit Claim Deed from Dan Worrell Thompson, of Davidson County, Tennessee, and Jonathan David Leath, of Wilson County, Tennessee, being the sole heirs and beneficiaries of the Estate of Jacqueline London Thompson, deceased, of record in Instrument No. 20251024-0084750, in the Register's Office of Davidson County, Tennessee, dated October 21, 2025 and recorded on October 24, 2025.

Being the same property conveyed to Dan W. Thompson, by Warranty Deed from Thedford Leroy Stalvey and Wife, Juanita D. Stalvey, of record in Book 10126, Page 146, in the Register's Office of Davidson County, Tennessee, dated July 18, 1996 and recorded on July 19, 1996.

Being the same property conveyed to Grayson Smith Cannon, Trustee, by Quitclaim Deed from Dan W. Thompson, and re-conveyed to Dan W. Thompson and wife, Jacqueline L. Thompson, from Grayson Smith Cannon, Trustee, of record in Instrument No. 20111012-0079386, in the Register's Office of Davidson County, Tennessee, dated October 07, 2011 and recorded on October 12, 2011. Said Dan W. Thompson died on November 18, 2021 leaving Jacqueline L. Thompson as sole surviving tenant by the entirety.

Jacqueline London Thompson died intestate on March 19, 2025 leaving Jonathan David Leath as sole heir at law. See Affidavit of Heirships recorded in Instrument No. 202601140003527 and Instrument No. 202601140003528 in Register's Office for Davidson County, Tennessee. Subject property was never primary residence for said grantor and/or spouse.

This is improved property located at: **4205 Cecil Court South, Nashville, TN 37207**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of January, 2026.

GRANTOR:

Jonathan David Leath

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jonathan David Leath, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of January, 2026.

Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Certificate of Authenticity

I, Alicia Hamilton, 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

1/14/26.
Date

Affiant Signature

1/14/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14th day of January, 2026.

Notary's Signature

My Commission Expires: 7/2/29
Date

Notary's Seal (if on paper)

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07-02-2029
DAVIDSON COUNTY