Karen Johnson Davidson County
Batch# 1413222 DEEDWARR
04/29/2026 02:16:30 PM 2 pgs
Fees: $13.00 Taxes: $1,624.30
20260429-0038023

9029

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is

$439,000 cc

Paula D. Cannon
Affiant

Subscribed and sworn to before me, this 22nd day of April, 2026.

Notary Public

My commission expires:

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Chris Cannon and Paula Cannon	Bank of America	**142-09-0D-202.00CO**
8552 Sawyer Brown Road	P. O. Box 650070	
Nashville, TN 37221	Dallas, TX 75265-0070	

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 ACKNOWLEDGED, WE,

Scott Ryan, an unmarried man, and Pamela Ryan-Pennington, a married woman, the legal heirs of Nancy D. Ryan, deceased,

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

Chris Cannon and Paula Cannon, husband and wife,

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 Unit 8552 on the Plan of First Revision River Plantation Section X - Phase II C of record in Plat Book 9700, pages 186 and 187, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation, Section Ten, Phase One, a horizontal property regime established by Master Deed of record in Book 9394, page 598, annexed in Book 10024, page 409, in Register's Office of Davidson County.

Being all of the property conveyed to Nancy D. Ryan, unmarried, by deed from William L. Germain and wife, Ann M. Germain, of record in Book 10950, Page 726, recorded on May 29, 1998, Register's Office for Davidson County, Tennessee. The said Nancy D. Ryan died testate on January 19, 2021. A probate estate for the estate of Nancy D. Ryan was opened on February 27, 2025, in the Seventh Circuit Court for Davidson County Tennessee, Case No. 25P-76.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 9700, Pages 186 and 187, Register's Office for Davidson, Tennessee.
c. TVA Easement of record in Book 2274, Page 547, Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.
d. Easement to Harpeth Valley Utility District of record in 3770, Page 6, in the Register's Office for Davidson County, Tennessee.
e. Charter for Homeowners Association of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee.
f. All matters of record in Plat Book 6900, Page 397, in the Register's Office for Davidson County, Tennessee.

M&H File #: **26-217**

g. Master Deed of record in Book 9394, Page 598, amended in Book 10024, Page 409 and Instrument No. 20081203-0117317, Register's Office for Davidson County, Tennessee.
h. By Laws of record in Book 9394, Page 613, amended in Instrument No. 20081203-0117316, Register's Office for Davidson County, Tennessee.
i. Subject to rights of others in and to common areas/elements.
j. Subject to lien for special assessment contained in DCCR's/Master Deed.
k. Subject to HOA dues- if any.
l. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 8552 Sawyer Brown Road, Nashville, TN 37221.

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 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 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.

Scott Ryan and Pamela Ryan-Pennington, Co-Executors of the Estate of Nancy D. Ryan, join in the execution of this instrument to convey all interest the estate may have in the property, if any.

Witness my/our hand(s) this 22nd day of April, 2026.

Scott Ryan

Pamela Ryan-Pennington

Scott Ryan, Co-Executor

Pamela Ryan-Pennington, Co-Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Scott Ryan and Pamela Ryan-Pennington, individually, and in their capacities as Co-Executors of the Estate of Nancy D. Ryan, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2026.

Notary Signature

My commission expires: 10-21-28

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Anthony N. Greco, 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 the 22 day of April, 2026

Anthony N. Greco, Affiant — 4-22-26 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 22 day of April, 2026

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JULY 17, 2027

M&H File #: 26-217