(1)

Return To: Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, TN 37064

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Williamson
Karen Johnson Davidson County Batch # 1429640 DEEDWARR 06/09/2026 09:11:52 AM 3 pgs Fees: $18.00 Taxes: $2,645.50 20260609-0051778	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 06/02/2026 Notary Public MY COMMISSION EXPIRES: 12/19/2028 (AFFIX SEAL)

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

This Instrument Prepared by ~~and Return To:~~

FOUR STAR TITLE LLC ESTABLISHED 2000

2500 N. Mt. Juliet Rd., Mt. Juliet, TN 37122
File #26-6088

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CDH Properties, LLC	New Owner	**117-04-0-338.00**
1345 Columbia Ave. ~~1828 Primrose Avenue~~ ~~Nashville, TN 37212~~ Franklin, TN 37064	~~12206 21st Ave. S.~~ ~~Nashville, TN 37212~~	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mattie M. Cannon a/k/a Mattie Mae Cannon, widow,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CDH Properties, LLC, a Tennessee limited liability company,** 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. 9, of Block "A", as shown on the map entitled Map of Belmont Terrace Annex No. 4, of record in Book 974, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Willie D. Cannon and wife, Mattie M. Cannon, by Warranty Deed from Lawrence V. Long and wife, Peggy Joyce Long, dated September 11, 1969, of record in Book 4364, Page 661-662, in the Register's Office of Davidson County, Tennessee.

**Willie Davis Cannon a/k/a Willie D. Cannon having since died on December 17, 2025 vesting fee simple title to the surviving spouse, Mattie M. Cannon a/k/a Mattie Mae Cannon.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1828 Primrose Avenue, Nashville, TN 37212-6014**
(House Number) (Street) (City, State) (Zip)

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 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the 4th day of June 2026.

Mattie Mae Cannon by Latasha Nicole Davis as AIF
Mattie Mae Cannon
By: Latasha Nicole Davis as Attorney-in-fact.

STATE OF **TENNESSEE**
COUNTY OF Wilson

Before me, the undersigned Notary, personally appeared Latasha Nicole Davis, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Mattie Mae Cannon, and who acknowledged that she executed the same as the free act and deed of the said Mattie Mae Cannon, by virtue of a Power of Attorney, duly executed and appearing of record in Book _____, page _____, at the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal on this the 4th day of June 2026

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

NOTARY PUBLIC
My Commission Expires: 07/25/2029

IN WITNESS WHEREOF, this instrument has been executed on this the 4th day of June 2026.

Mattie Mae Cannon by LaTonya Marie Fitzgerald by APF
Mattie Mae Cannon
By: LaTonya Marie Fitzgerald, as Attorney-in-Fact

STATE OF **TENNESSEE**
COUNTY OF Wilson

Before me, the undersigned Notary, personally appeared LaTonya Marie Fitzgerald, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Mattie Mae Cannon, and who acknowledged that she executed the same as the free act and deed of the said Mattie Mae Cannon, by virtue of a Power of Attorney, duly executed and appearing of record in Book _____, page _____, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal on this the 4th day of June 2026

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

NOTARY PUBLIC
My Commission Expires: 07/25/2029