Karen Johnson Davidson County
Batch# 1451627 DEEDWARR
07/27/2026 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,658.73
20260727-0067838



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $718,575.00.

Affiant

Subscribed and sworn to before me, this July 24, 2026.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
PRE-LTC, LLC
174 Saundersville Road Suite 102
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Gregory R. Cannata and Ailsa R. Watson	**NEW OWNER**	091-12-0-077.00
706 47th Avenue North,	**Property**	
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Neal B. Hilton, unmarried man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Gregory R. Cannata and Ailsa R. Watson, married

(hereinafter called the "Grantees"), Grantees heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract of land in Davidson County, Tennessee described more particularly as follows:

Being Lot Nos. 37 and 39 of Block No. 100 in Plan No. 1 West Nashville, as of record in Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 37 and 39 front 25 feet each on the Easterly side of 47th Avenue North, formerly Sixth Street and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Neal B. Hilton and Katie A. Hilton, husband and wife by Warranty Deed from Daniel Oakley of record in Instrument No. 20130306-0022095 Register's Office for Davidson County, Tennessee, dated March 01, 2013 and recorded on March 06, 2013.

Being the same property conveyed to Neal B. Hilton by Quit Claim Deed from Katie A. Hilton of record in Instrument No. 20170228-0019856 Register's Office for Davidson County, Tennessee, dated February 15, 2017 and recorded on February 28, 2017.

This is [X] improved [ ] unimproved property known as 706 47th Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, Grantees heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantees is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, Grantees 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 the Grantor has hereunto executed this instrument on this the 21 day of July, 2026.

Neal B. Hilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Neal B. Hilton, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Grantor executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21 day of July, 2026.

Notary Public
My Commission Expires: 4/22/2029

Crystal Johnson
State of Tennessee Notary Public
Sumner County

PRE-LTC, LLC File No. TN-2603166-7626

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Harly Pickerign, 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 7/21/26.

Date

Affiant Signature

7/21/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of July, 2026.

Notary's Signature

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

My Commission Expires: _____
Date

Notary's Seal (if on paper)