Karen Johnson Davidson County
Batch# 1478426 DEEDWARR
09/28/2026 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $665.63
20260928-0089745

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-3996

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of September, 2026

Notary Public

Commission Expires: 9/13/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brigham Shane Cannon 214 Old Hickory Boulevard #133 Apartment 133 Nashville, TN 37221	CrossCountry Mortgage, LLC 2160 Superior Ave Cleveland, OH 44114	142-04-0A-133.00-CO

WARRANTY DEED

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, I/WE,

Cullen Bryant McKinney and Kelly Marie McKinney, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brigham Shane Cannon, a single man

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 No. 133, on the plan of Belle Forest Condominiums, according to the Master Deed of record in Book 5438, page 699 amended in Book 6896, page 144, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 167, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Cullen Bryant McKinney and Kelly Marie McKinney by Warranty Deed from Walker Casey Reed, married of record in Instrument

No. 20220520-0058966 Register's Office for Davidson County, Tennessee, dated April 29, 2022 and recorded on May 20, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 214 Old Hickory Boulevard #133, Apartment 133, 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, their heirs and assigns forever; and we so covenant with 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.

Dated this the 25th day of September, 2026.

Cullen Bryant McKinney

Cullen Bryant McKinney

Kelly Marie McKinney

Kelly Marie McKinney

STATE OF Florida
COUNTY OF Hillsborough

On this 25th day of September, 2026, before me personally appeared Cullen Bryant McKinney and Kelly Marie McKinney, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of September, 2026.

Notary Signature
My commission expires: 01/11/2027

THOMAS E BURRUS II
Notary Public - State of Florida
Commission # HH348846
Expires on January 11, 2027

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Joshua A. Terry, 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 9/25/2026.

Affiant Signature – Joshua A. Terry

9/28/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/28/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27