WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES 03/16/26

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Karen Johnson
Batch # 1267627
05/02/2025 10 17 27 AM
Fees $13 00 Taxes $1,276 50

Davidson County
DEEDWARR
2 pgs

20250502-0034072

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Tanner Heath and Megan Heath	**Community Mortgage**	
(NAME)	(NAME)	**084-11-0-121 00**
2305 Dennywood Drive	**142 Timber Creek Dr.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Cordova, TN 38018**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM FRANCIS SHEA, MARRIED AND HELEN VERONICA BYRNE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TANNER HEATH AND MEGAN HEATH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 250 on the Plan of Maplecrest Subdivision, as of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee

Said Lot No 250 fronts 115 feet on the southerly side of Dennywood Drive and extends back between lines 145 8 feet on the easterly line and 117 7 feet on the westerly line to a dead line in the rear measuring 60 feet thereon

Being the same property conveyed to Robert A Mallory, Jr , and Wife Elizabeth Mallory by Warranty Deed from Joe B Covington, ET UX Gloria A Covington of record in Book 4202, page 752, Register's Office for Davidson County, Tennessee, dated December 29, 1967 and recorded on January 04, 1968

Gloria A Covington, having predeceased Joe B Covington, and Joe B Covington having since died, leaving a Last Will and Testament of Joe B Covington of record in Instrument No 20030121-0008469, Register's Office of Davidson County, Tennessee, whereby said property was devised to Caroline Frances Shea, said Will being of record in Case No 94P1596, Will Book 193, Page 622, of the Seventh Circuit Court of Davidson County, Tennessee

Being the same property conveyed to William Francis Shea and Helen Veronica Byrne by Executor Quitclaim Deed from William Francis Shea, as Executor of the Estate of Caroline Frances Shea of record in Instrument No 20221107-0119742 Register's Office for Davidson County, Tennessee, dated November 03, 2022 and recorded on November 07, 2022

Caroline Frances Shea died on or about January 24, 2022

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page(s) 27 and 28, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 1874, Page 452, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Subject to the flow of any creeks, streams, or branches across subject property
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways
- NOTE ALTA 8 1 and ALTA 9 Endorsements will be issued with final title policy
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2305 Dennywood Drive, Nashville, Tennessee 37214**

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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

Witness my/our hand(s) this the 30th DAY OF APRIL, 2025

William Francis Shea

Helen Veronica Byrne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM FRANCIS SHEA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30th of April, 2025

Notary Public
My Commission Expires: 11-3-25
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN VERONICA BYRNE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30th of April, 2025

Notary Public
My Commission Expires: 11-3-25
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212