WHEN RECORDED RETURN TO:
Magnolia Title, LLC
1704 Charlotte Ave Suite 105
Nashville, TN 37203
File No. e-58M-mc

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

File No. EY-25-9537

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2025

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3-21-2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernard Heath, III and Deighton Heath	New Owner	
(NAME)	(NAME)	043-02-0-056.00
601 May Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

Karen Johnson Davidson County
Batch# 1271489 DEEDWARR
05/09/2025 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20250509-0036659

FOR AND 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, **Kenna McConnell and James Logan Todd, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bernard Heath, III and Deighton Heath, a married couple**, HEREINAFTER CALLED THE GRANTEE, 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. 24 on the Plan of Fairview, Section Two of record in Plat Book 3600, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenna McConnell and James Logan Todd, wife and husband by Warranty Deed from Erasmos Ramos, married of record in Instrument No. 20191031-0112058 Register's Office for Davidson County, Tennessee, dated October 30, 2019 and recorded on October 31, 2019.

This is property more commonly known as 601 May Drive, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 8th day of May, 2025.

Kenna McConnell

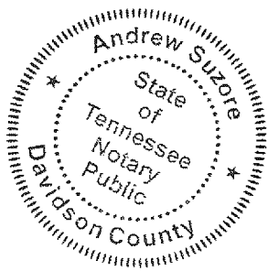
James Logan Todd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of May, 2025, before me personally appeared Kenna McConnell and James Logan Todd, 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 8th day of May, 2025.

Notary Signature
My commission expires: May 8, 2028



Tennessee Certification of Electronic Document

I, Emma Howard, 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 5/8/2025 (date of document).

Affiant Signature

5/8/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8 day of May, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL