When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File#1-24127-RP

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-25-1937

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson TM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of June, 2025

Notary Public

Commission Expires: 11-7-2028

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1280716 DEEDWARR
06/03/2025 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20250603-0043377

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ken Burns and Danielle Burns 316 Chesterfield Circle Madison, TN 37115	New Owner	053-13-0-084.00

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,

Isaac Ocana, a married man

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

Kenneth Robert Burns and Danielle Burns, husband and wife

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 Lot No. 17 on the plan of Kimbolton Subdivision, Phase I, of record in Plat Book 6900, Pages 276, 277 and 278, as amended in Book 7577, Page 553, 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 Isaac Ocana and Gloria Jeanette Ocana, husband and wife by Warranty Deed from James Kevin Henderson and Wife, Shana A. Henderson of record in Instrument No. 20070110-0004334 Register's Office for Davidson County, Tennessee, dated December 21, 2006 and recorded on January 10, 2007.

Being the same property conveyed to Isaac Ocana, an unmarried man by Quitclaim Deed from Isaac Ocana, an unmarried man and Gloria Jeanette Ocana, an unmarried woman, who both acquired title as husband and wife of record in Instrument No. 20140401-0026794, Register's Office for Davidson County, Tennessee, dated March 22, 2014 and recorded on April 1, 2014. The said Isaac Ocana has since remarried and now known as Isaac Ocana, a married man. Subject property is investment property and has never been the marital residence of the grantor nor the grantor's spouse.

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: 316 Chesterfield Circle, Madison, TN 37115

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.

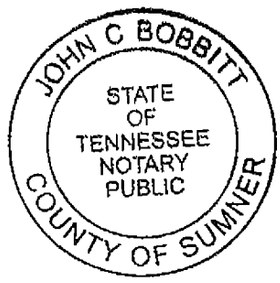
Dated this the 2nd day of June, 2025.

Isaac Ocana

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 2nd day of June, 2025, before me personally appeared Isaac Ocana 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 2nd day of June, 2025.



Notary Signature
My commission expires: 12-1-27

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 6/2/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 6/3/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of June, 2025.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

