WARRANTY DEED

File #25-242

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336.900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2025

Notary Public

MY COMMISSION EXPIRES 1/30/29

(AFFIX SEAL)

HEATHER MORRISON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 30, 2029

Karen Johnson
Batch # 1284822
06/16/2025 01 08 36 PM
Fees $13 00 Taxes $1,246 53

Davidson County
DEEDWARR
2 pgs

20250616-0046927

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Shelby L Heath and Douglas R Heath	NEW OWNER	142-05-0C-013 00-CO
(NAME)	(NAME)	
1045 Todd Preis Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-2478		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Mary E. Rogers, a single woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shelby L. Heath and Douglas R. Heath, as Joint Tenants with Right of Survivorship** 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 Unit No X-403 on the Plan of Amended Plat Building A, K, N R U X Y & Z, Phase One, Section Four, River Plantation Condominium Apartments, of record in Plat Book 4860, Pages 17-19, Amended in Plat Book 4860, Pages 107-109, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Four), a horizontal property regime established by Master Deed of record in Book 4892, Page 440, Amended in Book 4956, Page 756, Instrument No 20050128-0010626 and Instrument No 20050602-0062760, said Register's Office

Being the same property conveyed to Mary E Rogers by Warranty Deed from Laura C. Davis of record in Instrument No 20090821-0079041 Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 1045 Todd Preis Drive, Nashville, TN 37221-2478

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 hand this 11th day of June, 2025

Mary E Rogers

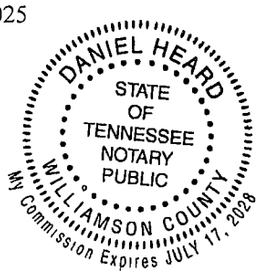
Mary E Rogers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of June, 2025, before me personally appeared Mary E Rogers, 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 11th day of June, 2025

Notary Signature
My commission expires 7.17.28



RETURN RECORDED DOCUMENTS TO

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027