Karen Johnson Davidson County
Batch# 1321852 DEEDWARR
09/15/2025 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,994.30
20250915-0073459

WARRANTY DEED

File No. AP-25-11029

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,000.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2025

April Sumrud
Notary Public

MY COMMISSION EXPIRES: 12-19-2028
(AFFIX SEAL)

APRIL SUMRUD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

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
Danielle Garcia May and Joshua Timothy May	Fairway Independent Mortgage Corporation	
(NAME)	(NAME)	
3947 Moss Rose Drive	4201 Marsh Lane	073-01-0-242.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Carrollton, TX 75007	
(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/we, **Caitlin Doyle and Zachary Smith, wife and husband and Kathleen McGuire, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua T. May and Danielle G. May, husband and wife,** 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. 15 on the Plan of Moss Rose Heights Subdivision, Section No. 2 of record in Plat Book 1424, Page 109, 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 Caitlin Doyle and Zachary Smith, wife and husband and Kathleen McGuire, a married woman by Warranty Deed from Jill B. Glaus, Bethany B. Foreshee and Jonathan N. Bosworth, Co-Trustees of the Bosworth Family Living Trust of record in Instrument No. 20171026-0110091 Register's Office for Davidson County, Tennessee, dated October 25, 2017 and recorded on October 26, 2017.

The subject property was never the principal residence of Kathleen McGuire or her spouse.

This is property more commonly known as 3947 Moss Rose Drive, Nashville, TN 37216.

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.

Effective the 9th day of September, 2025.

Caitlin Doyle

Zachary Smith

Kathleen McGuire

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of September, 2025, before me personally appeared Caitlin Doyle, 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 9th day of September, 2025.

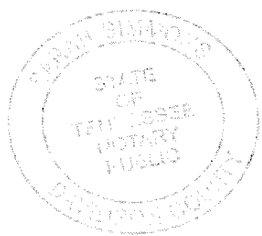


Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of September, 2025, before me personally appeared Zachary Smith, 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 9th day of September, 2025.



Notary Signature
My commission expires:

STATE OF FLORIDA
COUNTY OF Hillsborough

On this 5th day of September, 2025, before me personally appeared Kathleen McGuire, 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 5th day of September, 2025.

Notary Signature
My commission expires: 3/16/2026



Susana V Gonzalez Ovies
Comm.: HH 241573
Expires: Mar. 16, 2026
Notary Public - State of Florida

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 9, 2025.

Affiant Signature

15th day of September, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028