WARRANTY DEED

Karen Johnson Davidson County
Batch# 1407530 DEEDWARR
04/16/2026 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,511.45
20260416-0031442

File No. AD-26-1812

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MADELINE WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2029

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kevin Heath	Same As New Owner	
(NAME)	(NAME)	094-01-0-339.00
911 S 14th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Phillip Targun and Megan Targun, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Heath, an unmarried person**, 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. 55, on the Plan of Section One, Revised, Shelby Heights, of Record in Plat Book 2330, Page 171, Register's Office for Davidson county, Tennessee.

Said Lot fronts 50 feet on the Easterly side of South 14th Street and extends back 150 feet on the Northerly line and 142.6 feet on the Southerly line to a dead line measuring 67.6 feet.

Being the same property conveyed to Phil Targun and Megan Targun, husband and wife by Warranty Deed from Joan Vinge, a married woman and Joshua Frenkel and Carolyn Frenkel, husband and wife of record in Instrument No. 20220216-0018302 Register's Office for Davidson County, Tennessee, dated January 04, 2022 and recorded on February 16, 2022.

Being the same property conveyed to Phillip Targun and Megan Targun, Husband and Wife by Quitclaim Deed from Phil Targun and Megan Targun, Husband and Wife of record in Instrument No. 20220520-0058394 Register's Office for Davidson County, Tennessee, dated May 06, 2022 and recorded on May 20, 2022.

This is property more commonly known as 911 S 14th Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 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 16th day of April, 2026.

Phillip Targun

Megan Targun

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of April, 2026, before me personally appeared Phillip Targun and Megan Targun, 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 16th day of April, 2026.

Notary Signature
My commission expires:



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christian Reynolds, 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 **April 16, 2026**.

Date

Affiant Signature

April 16, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **16** day of **April**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)