WARRANTY DEED

Karen Johnson Davidson County
Batch# 1268359 DEEDWARR
05/02/2025 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20250502-0034293

W-WH-25-2924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/15/26
(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Leah Henson and Charles Henson	**Guild Motgage Company LLC**	
(NAME)	(NAME)	**150-05-0-010.00**
2924 Kinwood Drive	**5887 Copley Dr.**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**San Diego, CA 92111**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGARET JEANNE MARTIN, TRUSTEE OF THE BRIGHTER SIDE LIVING TRUST, U/A DATED APRIL 22, 2022,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEAH HENSON, A SINGLE WOMAN, AND CHARLES HENSON, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 102 on the Plan of Forest View Park, Section One (1) of record in Plat Book 3700, Pages 109 and 110, 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 Margaret Jeanne Martin, As Trustee of The Brighter Side Living Trust, U/A Dated April 22, 2022 by Quitclaim Deed from Margaret Jeanne Martin, A Single Woman of record in Instrument No. 20240326-0021044, in the Register's Office for Davidson County, Tennessee, dated March 21, 2024 and recorded on March 26, 2024.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- All matters shown on the Plan of record in Plat Book 3700, Page (s) 109 and 110, Register's Office for Davidson County, Tennessee.
- Restrictions and easements of record in Book 4115, Page 674, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant of record in Instrument Number 20010404-0032589, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2924 Kinwood Drive, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 30th DAY OF APRIL, 2025.

The Brighter Side Living Trust, U/A Dated April 22, 2022

BY: Margaret Jeanne Martin
Margaret Jeanne Martin
Trustee

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET JEANNE MARTIN, TRUSTEE of THE BRIGHTER SIDE LIVING TRUST, U/A DATED APRIL 22, 2022, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of April, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 4/30/2025.

Affiant Signature – Joshua A. Terry

5/2/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/2/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27