This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-5829-TM

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2025.

Notary Public
My Commission Expires: 7/23/28

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Karen Johnson Davidson County
Batch# 1274183 DEEDWARR
05/16/2025 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20250516-0038821

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John Totten and Susan Totten 1904 Grace Point Lane Nolensville, TN 37135	MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS 1400 United Veterans Blvd Columbia, MO 65203	188 10 0C 138.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Anita J. Martin, Trustee of the Anita J. Martin Revocable Trust created July 24, 2023** (individually and/or collectively, "Grantor"), transfer and convey unto **John Totten and Susan Totten, husband and wife**, (individually and/or collectively, "Grantee"), 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. 138 on the Plan of Final Plat, CAROTHERS CROSSING, PHASE 3, SECTION 1 of record in Plat at Instrument No. 20170523-0051054, 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 Anita J. Martin, Trustee of the Anita J. Martin Revocable Trust, created July 24, 2023, by Quitclaim Deed from Anita Martin, a single woman, of record in Instrument No. 20240604-0041436, in the Register's Office of Davidson County, Tennessee, dated May 29, 2024, and recorded on June 04, 2024.

Being the same property conveyed to Anita Martin, a single woman, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20181101-0108227, in the Register's Office of Davidson County, Tennessee, dated October 26, 2018, and recorded on November 01, 2018.

This is improved property located at: **1904 Grace Point Lane, Nolensville, TN 37135**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of May, 2025.

GRANTOR:

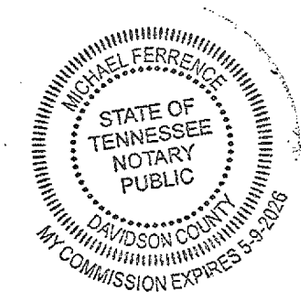
Anita J. Martin Revocable Trust created July 24, 2023

By: Anita J Martin
Anita J. Martin, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Anita J. Martin, Trustee of the Anita J. Martin Revocable Trust created July 24, 2023, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

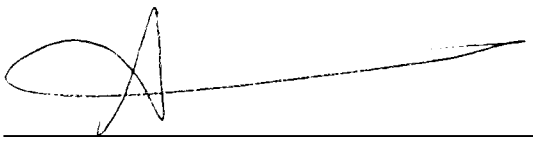
WITNESS my hand and seal at office this 16th day of May, 2025.



Notary Public
My Commission expires: 5-9-26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **May 16, 2025**.



Affiant Signature — Date: **05/16/2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **May 16, 2025**.



Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

