SPECIAL WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

This Instrument Prepared By:
Seth Connell, Esq.
Connell Law, PLLC
107 W. Lytle St., Suite C
Murfreesboro, TN 37130

This transfer is exempt from recordation tax under Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi). I swear or affirm that the actual consideration for this transfer is $0.00.

Karen Johnson
Batch # 1351756
12/01/2025 09 52 31 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDWARRSP
2 pgs

20251201-0094870

M F Henderson

Martha Faith Henderson

AFFIANT

Subscribed and sworn to before me on this 21st day of November, 2025.

SETH T. CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 1/17/27

Notary Public

My Commission expires: 1/17/2027

Name & Address of New Owner:	Send Tax Bills To:	Map Parcel Number:
Martha F. Henderson Living Trust 2816 Steamboat Dr. Nashville, Tennessee 37214	Martha Faith Henderson Address Same	062020A15500CO

Know all men that **Martha Faith Henderson**, Grantor, grants, transfers, and conveys to the **Martha F. Henderson Living Trust (a revocable living trust dated November 21, 2025)**, Grantee, its successors and assigns, the Grantor's entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 155 on the Plan of the Subdivision of River Trace Estates, Phase 1, Section II, as of record in Plat Book 6900, Pages 158 and 159, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

This improved property is commonly known as: 2816 Steamboat Dr., Nashville, Tennessee 37214

Being the same property conveyed to **Martha F. Henderson, unmarried,** by **William T. Marshall and wife, Deborah C. Marshall** by Warranty Deed dated May 1, 1995, recorded with the Davidson County Register's Office on May 2, 1995 in Deed Book 9660, Pages 69-71.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument, or thing whatsoever

whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever. Grantor further covenants and binds herself, her heirs, successors, and representatives, to warrant and forever defend the title to said land to the Grantee, its successors, and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

This instrument was prepared without the benefit of a title search. The preparer of the deed makes no representation regarding the property description, as the description comes from the prior deed and information provided by the Grantor. This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Witness my hand this 21 day of November, 2025.

MF Henderson

Martha Faith Henderson, Grantor

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, Notary Public for said County and State, **Martha Faith Henderson**, the within named bargainer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person freely and voluntarily executed this instrument for the purposes contained.

Witness my hand and official seal at office this 21st day of November, 2025.

Notary Public

My Commission expires: 1/17/2027

SETH T. CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires

Return to:
Connell Law, PLLC
107 W. Lytle St., Suite C
Murfreesboro, TN 37130