Karen Johnson Davidson County
Batch# 1369174 DEEDWARR
01/12/2026 04:06:30 PM 4 pgs
Fees: $23.00 Taxes: $1,772.30
20260112-0002805

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$479,000.00.**

Sarah Hollingshead

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 5TH DAY OF JANUARY, 2026.

Carmen Coats

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/3/26

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 131225

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Ian Henderson & Mary Henderson 344 SOPHIA RAIN DRIVE NASHVILLE, TN 37218	CUC ~~SAME AS NEW OWNER~~ OLD NATIONAL BANK 205 E. CHICAGO BLVD TECUMSEH, MI 49286	069010A01000CO 2nd FLR

For and in consideration of the sum of Four Hundred Seventy-Nine Thousand And 0/100 ($479,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

GUERRIER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

IAN HENDERSON AND MARY HENDERSON, HUSBAND AND WIFE

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 10, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cato Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20210318-0036188, amended by Instrument Number 20210901-0117737, and being shown on Plat attached thereto as Exhibit "B," in the Register's Office for Davidson County, Tennessee, to which reference is

hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Guerrier Development, LLC, a Tennessee limited liability company, by Warranty Deed from Doris J. Francois, unmarried, dated July 31, 2017, and recorded on August 1, 2017, of record in Instrument Number 20170801-0078061, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 344 Sophia Rain Drive, Nashville, TN 37218.

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/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR GUERRIER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY to IAN HENDERSON AND MARY HENDERSON, HUSBAND AND WIFE FOR THE TRANSFER OF PROPERTY LOCATED AT 344 SOPHIA RAIN DRIVE, NASHVILLE, TN 37218.]

Witness our/my hand on the 5th day of January, 2026.

GUERRIER DEVELOPMENT, LLC, a Tennessee limited liability company

By: Elde Guerrier
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Elde Guerrier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of GUERRIER DEVELOPMENT, LLC, a Tennessee limited liability company, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of by himself/herself as GUERRIER DEVELOPMENT, LLC, a Tennessee limited liability company.

Witness my hand and official seal this 5th day of January, 2026.

Kristin Michelle Edwards
My Commission Expires
7/13/2028
Notary ID 125072534

Notary Public
My Commission Expires: 7/13/2028

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 January 5. 2026

Affiant Signature

12th day of January, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

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