Karen Johnson Davidson County
Batch # 1404860 DEEDWARR
04/13/2026 10:05 AM 2 pgs
Fees: $13.00 Taxes: $2,016.13
20260413-0029975

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-8441-MC

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WI-ER-26-3013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $544,900.00.

Affiant

Subscribed and sworn to before me, this the 10th day of April, 2026.

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

Notary Public
My Commission Expires: 02-05-30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Angela Helm 3013 Wiltshire Park Place Hermitage, TN 37076	LOANDEPOT.COM, LLC 6531 Irvine Center Dr #100 Irvine, CA 92618	098 13 0G 001.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Brian L. Whiteside and Karen A. Whiteside, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Angela Helm, an unmarried woman** (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 Unit No. 29A as established by the Declaration of Covenants, Conditions, and Restrictions for HOMES AT PARK AT WILTSHIRE, LOT 29, a Horizontal Property Regime Private Elements, appearing of record in Instrument No. 20210323-0038167, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Brian L. Whiteside and Karen A. Whiteside, husband and wife, by Special Warranty Deed from Landmark Homes of Tennessee, Inc., a Tennessee Corporation, of record in Instrument No. 20220429-0050115, in the Register's Office of Davidson County, Tennessee, dated April 21, 2022 and recorded on April 29, 2022.

This is ☒ improved or ☐ unimproved property located at: **3013 Wiltshire Park Place, Hermitage, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2026 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 9 day of April, 2026

GRANTOR:

Brian L. Whiteside
Brian L. Whiteside

Karen A. Whiteside
Karen A. Whiteside

STATE OF North Carolina
COUNTY OF Clay

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Brian L. Whiteside and Karen A. Whiteside,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9 day of April, 2026.

Notary Public
My Commission expires: 07-16-2030

TY C. LAWRENCE
NOTARY PUBLIC
Haywood County
North Carolina
My Commission Expires July 16, 2030