Bill Garrett Davidson County
Batch# 34478 DEEDQC
12/07/2017 11:23:30 AM 6 pgs
Fees: $33.00 Taxes: $196.57
20171207-0124986

Commitment Number: OS3300-17029607

After Recording, Send To:
Title365/ Recording Department
345 Rouser Rd., Bldg 5, Suite 300, Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Joshua Helton, 2014 Stokes Lane, Nashville, TN 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 117070E00500CO

QUITCLAIM DEED

Thomas Oswald Helton and Barry Lane Helton, successor trustees of the Revocable Trust Agreement of Alameda Beeler Helton dated February 2, 2000, hereinafter grantor, whose tax-mailing address is **2014 Stokes Lane, Nashville, TN 37215**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Joshua Helton**, unmarried, hereinafter grantee, whose tax mailing address is **2014 Stokes Lane, Nashville, TN 37215**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Unit 5, together with the appurtenant interest in the common elements of Abingdon Place, a horizontal property regime established by Master Deed, of record in Book 6357, Page 360, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being shown on the Plan of Abingdon Place of record in Plat Book 6250, Page 110 Register's Office for Davidson County, Tennessee. Being the same property conveyed from Alameda Beeler Helton to Alameda Beeler Helton Trustee of the Revocable Trust Agreement of Alameda Beeler Helton dated Feb. 2nd 2000 by deed dated February 2, 2000 and recorded February 8, 2000 in Instrument Number 200002080012986, of official records. APN: 117070E00500CO

Property Address is: 2014 Stokes Lane, Nashville, TN 37215

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 200002080012986 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 117070E00500CO

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on OCT. 27, 2017:

, TRUSTEE

Thomas Oswald Helton, successor trustee of the Revocable Trust Agreement of Alameda Beeler Helton dated February 2, 2000

STATE OF Tennessee
COUNTY OF Hamilton

The foregoing instrument was acknowledged before me on Oct 27, 2017 by **Thomas Oswald Helton, successor trustee of the Revocable Trust Agreement of Alameda Beeler Helton dated February 2, 2000** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

CAROL R. HIXSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Carol R. Hixson
Notary Public

exp. 9/27/2020

Executed by the undersigned on _____, 2017:

Barry Lane Helton TRUSTEE

Barry Lane Helton, successor trustee of the Revocable Trust Agreement of Alameda Beeler Helton dated February 2, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 10/27, 2017 by **Barry Lane Helton, successor trustee of the Revocable Trust Agreement of Alameda Beeler Helton dated February 2, 2000** who is personally known to me or has produced TNDL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public Exp: 7-20-

GREG KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Oath of Consideration

State of Pennsylvania

County of Allegheny

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 53,125.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale

Subscribed and sworn to before me
This 7th day of December 2017

Ronna Tate
Affiant

Shannon McIntyre
Notary Public
My commission expires 06/18/2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18 2020

TRUE COPY CERTIFICATION

I *Mark Bauwin*, DO HEREBY MAKE OATH THAT I AM A LICENSED ATTORNEY AND/OR THE CUSTODIAN OF THE ELECTRONIC VERSION OF THE ATTACHED DOCUMENT TENDERED FOR REGISTRATION HEREWITH AND THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL DOCUMENT EXECUTED AND AUTHENTICATED ACCORDING TO LAW.

SIGNATURE

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

PERSONALLY APPEARED BEFORE ME, *SHANNON MCINTYRE*, A NOTARY PUBLIC FOR THIS COUNTY ALLEGHENY AND STATE OF PENNSYLVANIA WHO ACKNOWLEDGES THAT, *MARK BAUWIN* PERSONALLY APPEARED AND AFFIRMS THAT THIS CERTIFICATION OF AN ELECTRONIC DOCUMENT IS TRUE AND CORRECT AND WHOSE SIGNATURE I HAVE WITNESSED.

Notary Signature

06/18/2020

Notary Commission Expires

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18, 2020