Bill Garrett Davidson County
Batch# 80152 DEEDQC
04/12/2018 09:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180412-0034410

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS/DHM)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner(s)	Send Tax Bills To:	Map & Parcel(s)
Samuel E. Helms Jr. and Deborah Bankston Helms 125 Cherry Branch Lane Old Hickory, TN 37138	Same	Map: 095-04-0 Parcel: 025.00 Davidson County

QUITCLAIM DEED TO ESTABLISH TENANCY BY THE ENTIRETY

WHEREAS, Samuel E. Helms Jr. acquired a one-fourth (1/4) interest in and to the real property described on Exhibit A hereto (the "Property") as a tenant in common; and

WHEREAS, Samuel E. Helms Jr. now desires to create a tenancy by the entirety as to his one-fourth (1/4) interest in the Property with his wife, Deborah Bankston Helms.

NOW THEREFORE AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and in order to create a tenancy by the entirety, SAMUEL E. HELMS JR. by these presents does hereby quitclaim and convey unto SAMUEL E. HELMS JR. and wife, DEBORAH BANKSTON HELMS, as tenants by the entirety, their heirs and assigns, all of his right, title, and interest in and to the Property.

This is improved property known as 2624 Old Lebanon Road, Nashville, Tennessee.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 9th day of March, 2018.

SAMUEL E. HELMS JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, SAMUEL E. HELMS JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of March, 2018.

Notary Public

My Commission Expires:

_____



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

DAVID H. MAYER, Affiant

Subscribed and sworn to before me this 9th day of March, 2018.

Notary Public

My Commission Expires:

_____



EXHIBIT A

LAND in the 3rd Civil District of Davidson County, Tennessee described as follows to wit:

BEGINNING at a point in the center of the Old Lebanon Road, said point being the southwest corner of a tract heretofore conveyed by deed of record in Book 1639, page 455, Register's Office for Davidson County, Tennessee, and, thence with the center line of Old Lebanon Road south 86° 15' west 159 feet to a spike; thence north 3° west 558 feet to the westerly margin of the Tennessee Central Railroad right-of-way; thence with said right-of-way south 44° 45' east 268 feet to a point; thence south 3° east 356 feet to the beginning.

BEING the same property conveyed to Samuel E. Helms Jr. and Albert Michael Helms, as tenants in common, by Quitclaim Deed executed on August 25, 1993, of record in Book 9060, Pages 133-34, Register's Office, Davidson County, Tennessee.

24119863.1

True Copy Certification

I, _Lucretia Albert_, 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.

Lucretia Albert
Signature

State of Tennessee

County of Davidson

Personally appeared before me, __Jennifer Thompson___, a notary public for this county and state, __Lucretia Albert___ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 5-3-21

Notary's Seal (if on paper)

