QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 350325 DEEDQC
01/29/2020 03:05:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200129-0010759

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05/02/2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jamie Helms	**Jamie Helms**	**073-13-0-007.00**
(NAME)	(NAME)	
1801 Cloverleaf Drive	**2012 21st Avenue South**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Nashville, TN 37212**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MARY FRANCES RUDY AND JAMIE HELMS, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

JAMIE HELMS, A SINGLE MAN ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDOSN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 85 ON THE PLAN OF BURCHWOOD GARDENS, SECTION II OF RECORD IN PLAT BOOK 2900, PAGE 66, IN THE REGISTER'S OFFICE. FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH MARGIN OF VALLEY PARK DRIVE AT THE CORNER OF LOTS NO. 84 AND 85; THENCE WEST WITH SAID DRIVE, 83.69 FEET TO A CONCRETE MONUMENT, CONTINUING WEST WITH SAID DRIVE, 37.03 FEET TO A MONUMENT; THENCE AROUND THE CURVE IN A NORTHERLY DIRECTION 38.05 FEET TO THE EAST MARGIN OF CLOVERLEAF DRIVE; THENCE NORTHERLY AROUND A CURVE; WITH SAID DRIVE, 90 FEET TO THE CORNER OF LOTS NO. 85 AND 86; THENCE EASTERLY WITH THE LINE BETWEEN SAID LOTS, 180 FEET TO THE CORNER OF LOTS NO. 84 AND 108; THENCE SOUTHERLY WITH THE LINE BETWEEN LOTS NO. 84 AND 85, 174.10 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARY FRANCES RUDY AND JAMIE HELMS, BY QUITCLAIM DEED FROM MARY FRANCES RUDY, OF RECORD IN INSTRUMENT NUMBER 20190408-0031386, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1801 Cloverleaf Drive, Nashville, Tennessee 37216**

Witness our hands this the 16th day of December, 2019.

MARY FRANCES RUDY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY FRANCES RUDY,** 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 and official seal, this the 16th day of December, 2019.

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public

My Commission Expires: