DYLAN KNOTT
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
ID. # 615606
MY COMMISSION EXPIRES JAN. 18, 2023

WARRANTY DEED

Karen Johnson Davidson County
Batch# 449570 DEEDWARR
08/04/2020 01:29:04 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20200804-0086208

STATE OF ~~TENNESSEE,~~ COUNTY OF DAVIDSON
Kentucky Fayette
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 525,000.00.

Affiant

Subscribed and sworn to me on July 30, 2020.

NOTARY PUBLIC

My Commission Expires: Jan. 18, 2023

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33507

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Daniel Urcuyo Llanes Julie Foucher-Urcuyo 3122A Kinross Ave Nashville, TN 37221	New Owner	133 02 0 164.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jonathan Helm and Jenifer Helm, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Daniel Urcuyo Llanes and Julie Foucher-Urcuyo, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 4, as shown on the map entitled Airdrie Subdivision "D" being a re-subdivision of Lots Nos. 93 to 102 of Airdrie Subdivision "C" of record in Plat Book 843, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being part of the same property conveyed to Jonathan W. Helm and Jenifer L. Helm, husband and wife, by Warranty Deed from Mark K. Nickel, unmarried, and Jim Nickel, married, of record as Instrument No. 20190726-0074017 in the Register's Office for Davidson County, Tennessee. Being further conveyed to Jonathan W. Helm and Jenifer L. Helm, husband and wife, by Quitclaim Deed from Jonathan W. Helm and Jenifer L. Helm, husband and wife, dated October 11, 2019 and recorded October 15, 2019 of record as Instrument No. 20191015-0105474, Register's Office for Davidson County, Tennessee, to separate parcel into two separate tax parcels. Correcting Quitclaim Deed by Scrivener's Affidavit of record as Instrument No. 20191030-0111416, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

return to
RUDY TITLE AND ESCROW, LLC
G-VRES-20-3122A
2012 21st AVENUE SOUTH

This property is also known as improved property located at 3122A Kinross Avenue, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and 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.

WITNESS my/our hand(s) this 30th day of July, 2020.

Jonathan Helm

Jenifer Helm

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 30th, 2020, before me personally appeared Jonathan Helm and Jenifer Helm to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on July 30th, 2020.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 07, 2021