Karen Johnson Davidson County
Batch# 539562 DEEDQC
12/21/2020 01:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201221-0151325

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Nicole Bradshaw
Will Hellmich
3105 Traviston Dr.
Franklin, TN 37064

Send Tax Bill to:
Owner

Map-Parcel Numbers:
173-09-0A-246.00-CO

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Michelle Martin
Affiant

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 21 day of December, 2020.

Notary Public

My Commission Expires:
9-6-22

**QUITCLAIM DEED**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **NICOLE BRADSHAW AND WILL HELLMICH** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **8321 SAINT DANASUS, LLC,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 8321 Saint Danasus Drive, Nashville, TN 37211.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 21 day of December, 2020.

By: Nicole Bradshaw

By: Will Hellmich

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NICOLE BRADSHAW AND WILL HELLMICH**, the Grantors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of December, 2020.

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 10-11-22

Notary Public

**Exhibit A**

Land in Davidson County, Tennessee, being Lot 187, PLAN OF REVISION OF LOTS 177 THROUGH 188, PHASE "E", LENOX VILLAGE, as shown on plat of record in Instrument No. 20040726-0088981, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nicole Bradshaw and Will Hellmich by Warranty Deed from Patricia Corvin Caron, an unmarried woman, dated November 6, 2020, of record in Instrument Number 20201112-0132934, Register's Office for Davidson County, Tennessee.

## Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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