Karen Johnson Davidson County
Batch# 607068 DEEDQC
04/05/2021 03:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210405-0044410

QUITCLAIM DEED

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/8/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-483

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stones River Oneida LLC	Same as Owner	071-12-0-210.00
(NAME) 402 N 17th St	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Austen B. Helfrich and Anita S. Helfrich**, husband and wife (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Stones River Oneida LLC**, a Tennessee limited liability company (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 137 on the Map of Victory Heights Subdivision, as of record in Book 1130, Page 97, in the Register's Office for Davidson County, Tennessee. Said Lot No. 137 fronts 60 feet on the South side of Oneida Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Coreatha Batey from The 912 Oneida Drive Trust, L&O Farms, LLC, Trustee, by Warranty Deed dated May 26, 2006, of record as Instrument No. 20060602-0064897, Register's Office, Davidson County, Tennessee. Being the same property conveyed to Austen B. Helfrich and Anita S. Helfrich, husband and wife, from Coreatha Batey by Warranty Deed dated February 10, 2021, of record as Instrument No. 20210210-0019291, Register's Office, Davidson County, Tennessee.

This is improved property located at 912 Oneida Avenue, Nashville, TN 37207.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 1st day of April, 2021.

GRANTOR:

Austen B. Helfrich

Anita S. Helfrich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Austen B. Helfrich and Anita S. Helfrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of April, 2021.

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Notary Public

My Commission Expires: 3/8/2022

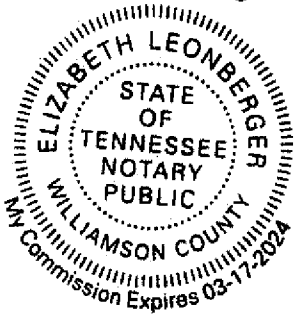
TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 DAVIDSON)

On this 4th day of January, 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: March 17, 2024