Karen Johnson Davidson County
Batch# 612135 DEEDWARR
04/12/2021 09:26:25 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20210412-0047940

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~

The actual consideration or value, whichever is greater is $425,000.00.

Affiant

Subscribed and sworn before me this the 9 day of April, 2021.

Notary Public
My commission expires:

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kevin B. Helms and Delaney B. Helms 561 Elysian Fields Road Nashville, TN 37211	New owner	133-13-0 045.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NANCY B. WEATHERMAN, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KEVIN B. HELMS AND DELANEY B. HELMS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 589 on the Plan of a re-subdivision of Lots No. 589 and 590 of Caldwell Hall, Section Seven, as of record in Book 3106, page 106, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nancy B. Weatherman, by deed dated 05/10/1999, from John S. Tankersley and wife, Suzanne W. Tankersley, of record in Book 11474, page 294, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 561 Elysian Fields Road, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

NBW

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Witness my hand this the 9th day of April, 2021.

Nancy B. Weatherman

Nancy B. Weatherman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nancy B. Weatherman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of April, 2021.

My commission expires: 9-6-22

Notary Public

