WARRANTY DEED

Karen Johnson Davidson County
Batch# 618413 **DEEDWARR**
04/19/2021 03:50:48 PM 2 pgs
Fees: $13.00 Taxes: $3,200.50

20210419-0052350

G-SB-TAG-21-9123

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $865,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The McNeil Irrevocable Gift Trust, u/d/t February 1, 2006 Subtrust for the Benefit of Hannah Piersiak	Mark W. Williamson	
(NAME)	(NAME)	
913 15th Avenue South	P.O. Box 267	**105-01-0-022.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Sterling MA, 01564	
(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, **ERROL W. HELLING AND WIFE, DANIELLE H. HELLING,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK W. WILLIAMSON, TRUSTEE OF THE MCNEIL IRREVOCABLE GIFT TRUST, U/D/T FEBRUARY 1,206 SUBTRUST FOR THE BENEFIT OF HANNAH PIERSIAK,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of B F Shields Heirs Addition in Nashville, Tennessee of record in Plat Book 57, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Errol W. Helling and wife, Danielle H. Helling, as tenants by the entirety by Quitclaim deed from Roger A. Helling and Gail B. Helling and Errol W. Helling of record in Instrument No. 20180226-0017857 Register's Office for Davidson County, Tennessee, dated February 27, 2018 and recorded on February 26, 2018.
Being the same property conveyed to Roger a. Helling, Gail B. Helling, and Errol W. Helling, an unmarried person and the son of Roger A. Hellling and Gail B. Helling (husband and wife), as tenants in common with right of survivorship by Warranty deed from First Jordan, FLP, as Trustee for the 913 15th Avenue South Trust of record in Instrument No. 20130318-0026716 Register's Office for Davidson County, Tennessee, dated March 15, 2013 and recorded on March 18, 2013.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **913 15th Avenue South, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 the 15th DAY OF APRIL, 2021.

Errol W. Helling by Danielle H. Helling, Attorney in Fact
Errol W. Helling by Danielle H. Helling,
Attorney in Fact

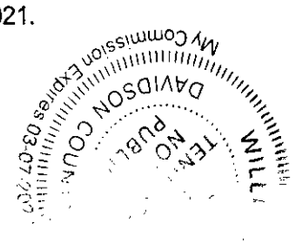
Danielle H. Helling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIELLE H. HELLING, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ERROL W. HELLING, and who acknowledged he/she/they executed the same as the free act and deed of the said ERROL W. HELLING.

Witness my hand and official seal, this the 15th of April, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)





STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIELLE H. HELLING, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212