Karen Johnson Davidson County
Batch# 693469 DEEDQC
08/09/2021 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $120.25
20210809-0107057

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00.

Debbie Lesher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2021.

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0450

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Harry W. Helmen, III	New Owner	Map: 10816001500
(NAME) 3262 Priest Woods Drive	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KATHLEEN MARGARET STANLEY, MARRIED F/K/A KATHLEEN M. HELMEN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HARRY W. HELMEN, III, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 15-A on the Plan of Zone Lot Division Lots 13, 15, 16, 17, 18, 19, Section One, Percy Priest Woods of record in Book 5200, Page 607, amending Book 5200, Page 472, 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 Harry W. Helmen, III and wife, Kathleen M. Helmen, by deed from J E R Builders, Inc., of record in Book 6158, Page 382, dated October 14, 1983, Register's Office for said County.

Kathleen Margaret Stanley and Kathleen M. Helmen being on and the same person.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property, known as 3262 Priest Woods Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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 our hands this 2nd day of August, 2021.

Kathleen Margaret Stanley

Kathleen Margaret Stanley

STATE OF ARKANSAS
COUNTY OF Boone

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen Margaret Stanley, 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, 2nd day of August, 2021.

My Commission Expires: 9-7-30

Melissa Sims

Notary Public

MELISSA SIMS
Notary Public - Arkansas
Boone County
Commission # 12377918
My Commission Expires Sep 7, 2030

Certification of Recorded Documents

I, Aubrey Seavers, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 6, 2021.

(AFFIANT) – Aubrey Seavers

08/06/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 6th day of August, 2021.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY