Name and Address of New Owner:
Joseph P. Helm III *et ux*
1310 Otter Creek Road
Nashville, TN 37215

Send Tax Bills To:

SAME ADDRESS AS NEW OWNER

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 145-10-0-055

Karen Johnson Davidson County
Batch# 740435 DEEDWARR
10/20/2021 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20211020-0141161

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jacqueline K. Jones, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joseph P. Helm III and Anne Marie Helm, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows: Being part of Lot Number 6 on the unrecorded map of Lots for J.E. Rucker on Granny White Pike and Otter Creek Road; in the City of Forest Hills, and described according to a copy of a survey by Ray G. Cole dated December 2, 1982, as follows:

Beginning at a point in the northerly margin of Otter Creek Road; the southwest corner of Lot Number 6; thence with the westerly line of said lot, north 4 deg. east 643.54 feet to an iron pin; thence with the rear line of said lot, south 86 deg. 02' east 263.37 feet to an iron pin; thence with this east line of said lot, South 4 deg. west 367.1 feet to an iron pin; thence north 84 deg. 10' west 200 feet to an iron pin; thence south 4 deg. west 285 feet to a point in the northerly margin of Otter Creek Road; thence with the margin of same, north 84 deg. 10' west 63.5 feet to the point of beginning, being 2.63 acres, more or less.

Being the same property conveyed to Jacqueline K. Jones from Jacqueline K. Jones, Margaret E. Jones and Robert Lewis Jones, Jr., Co-Trustees of the Robert Lewis Jones Family Trust, by Trustee's Quitclaim Deed dated 12/06/2018 and recorded 12/10/2018 in Instrument No. 20181210-0119897, Register's Office of said County.

Being the same property conveyed to Jacqueline K. Jones, Margaret E. Jones and Robert Lewis Jones, Jr., as Co-Trustees of the Robert Lewis Jones Family Trust from Jacqueline K. Jones, as Successor Trustee of the Robert Lewis Jones Revocable Trust dated February 10, 2016, by Trustee's Quitclaim Deed dated 08/12/2016 and recorded 09/06/2016 in Instrument No. 20160906-0093395, Register's Office of said County.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of October, 2021.

_____(SEAL)
Jacqueline K. Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of October, 2021, before me personally appeared Jacqueline K. Jones, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of October, 2021.

Notary Signature
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2023

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Sworn to and subscribed before me this 15th day of October, 2021.

Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/19/2021 (date ~~of document~~).

Affiant Signature

10/19/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 19th day of October, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMM. EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025