Karen Johnson Davidson County
Batch# 816162 DEEDQC
03/04/2022 03:39:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220304-0025248

Commitment Number: 28814934
Seller's Loan Number: 4005794955

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
NATHAN R HELYER, **Larry R Helyer** and **Joyce Helyer**, 433 High Point Terrace, Brentwood, TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 181100D00800CO

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Nathan Randall Helyer, N/K/A Nathan R Helyer, an unmarried man, (son of Larry R. Helyer and Joyce Helyer), whose mailing address is **433 High Point Terrace, Brentwood, TN 37027**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Nathan R. Helyer**, an unmarried man, and **Larry R. Helyer** and **Joyce Helyer, husband and wife,** as joint tenants, hereinafter grantees, whose tax mailing address is **433 High Point Terrace, Brentwood, TN 37027**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 433 High Point Terrace, Brentwood, TN 37027

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20160523-0051144 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 181100D00800CO

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 18 August, 2021:

Nathan Randall Helyer, N/K/A Nathan R Helyer

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 18 August, 2021 by **Nathan Randall Helyer, N/K/A Nathan R Helyer,** who is personally known to me or has produced PL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

my Expiration Date: 5/18/25

202203040025248

State of TP
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 18 day of August, 2021.

Nathan Randall Holyer N/K/A Nathan R. Holyer

Affiant

Nathan Randall Holyer N/K/A Nathan R. Holyer

Print Name

(Seal)

Notary Public

My commission expires: 5/18/25

Tonya Greer

Print Name

TONYA GREER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Order No.: 28814934

LEGAL DESCRIPTION

EXHIBIT "A"

The following described property:

Land in Davidson County, being Lot No. 8 on the Plan of Jackson Valley Subdivision, Section Two, of record in Instrument No. 20071012-0121332, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same parcel conveyed to NATHAN R HELYER (AKA NATHAN RANDALL HELYER), UNMARRIED from PAIGE S SIMMONS (AKA PAIGE SEWELL SIMMONS), UNMARRIED, by virtue of a deed dated 5/17/2016, recorded 5/23/2016, ias instrument no. 20160523-0051144 county ofDAVIDSON, state of TENNESSEE.

Assessor's Parcel No: 181100D00800CO

Tennessee Certification of Electronic Document

I, LUKE BINGHAM, 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 8-18-2021 (date of document).

Luke Bingham
Affiant Signature

2/21/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 21st day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries