Karen Johnson Davidson County
Batch# 860515 DEEDWARR
05/23/2022 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,974.80
20220523-0059417

Warranty Deed

BISTANY BASS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $804,000.00. Affiant Subscribed and sworn to before me, this the 13th day of May, 2022. Notary Public My commission expires: 7/7/24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Peter Kroll	New Owner(s)	104-11-0-248.00
2624 Essex Place		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSEPH P. HELM, III AND ANNE MARIE HELM, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETER KROLL, MARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lot Nos. 78,79 and 80 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Plat Book 421, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said lots front 65 feet on the Northerly side of Essex Avenue and runs back between parallel lines along the East margin of Natchez Trace, formerly 28th Avenue South, 160 feet to a proposed alley.

Being the same property conveyed to Paul Rioux, married by Warranty deed from Linda Klosterman, married of record in Instrument No. 20140813-0072932 Register's Office for Davidson County, Tennessee, dated August 12, 2014 and recorded on August 13, 2014.

Being the same property conveyed to Paul A. The Rioux and Carol M. Rioux, Trustees of The Rioux Family Revocable Trust U/A/D/ December 01, 2005 and any Amendments Thereto by Quitclaim deed from Paul A. Rioux, married of record in Instrument No. 20141112-0104122 Register's Office for Davidson County, Tennessee, dated November 06, 2014 and recorded on November 12, 2014.

Being the same property conveyed to Joseph P. Helm, III and Anne Marie Helm, husband and wife by Warranty deed from Paul A. Rioux and Carol M. Rioux, Trustees of The Rioux Family Revocable Trust Dated December 1, 2005 of record in Instrument No. 20200717-0078934 Register's Office for Davidson County, Tennessee, dated July 13, 2020 and recorded on July 17, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2624 Essex Place, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of May, 2022.

Joseph P. Helm, III

Anne Marie Helm

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joseph P. Helm, III and Anne Marie Helm, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of May, 2022.

Notary Public

My Commission Expires: 7/7/24

BISTANY BASS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 05/17/2022 ____ (date of document).

Affiant Signature

05/17/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 17 day of May, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025