Karen Johnson Davidson County
Batch# 871385 DEEDWARR
06/14/2022 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $8,695.00
20220614-0067636

WARRANTY DEED

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$2,350,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of May, 2022.

Notary Public

My commission expires: 9/2/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Anita Helfrich **Austen Helfrich**	Same as OWNER	**130-07-0-112.00**
3917 Trimble Rd		
Nashville, TN 37215		

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

Ryan Gallagher and Hilary Gallagher, husband and wife

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

Anita Helfrich and Austen Helfrich, a married couple.

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 part of Lot No. 211 and part of 9th Street (now closed) on the Plan of Part of Royal Oakes Land Company's Subdivision of The Baker Tract, of record in Plat Book 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee, and described according to an unrecorded revised plan as follows:

BEGINNING on the southerly margin of Trimble Road at the Northeast corner of the property conveyed to Maxwell George Horkins and wife by Deed from Helen T. Dunn of record in Book 1514, Page 197, said Register's Office; thence, with said Horkins' easterly line southwardly 128 feet to said Horkins' Southeast corner, continuing in the same direction 100 feet, more or less, in all 228 feet, more or less, to the northerly line of Lot No. 211; thence, with said line, eastwardly 100 feet to a point 100 feet West of the Southwest corner of Lot No. 216; thence, northwardly and parallel with the westerly line of said Lot No. 216, 247 feet, more or less, to the southerly margin of Trimble Road; thence, with said road, westwardly 101 feet, more or less, to the point of BEGINNING.

BEING the same property conveyed to Ryan Gallagher and Hillary Gallagher, husband and wife, by Warranty Deed dated July 8, 2015, from John M. Carter and Jennifer K. Cater, husband and wife, of record in Instrument No. 20150709-0066549, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 421, Pages 102 and 103, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Sewer Easement of record in Book 4311, Page 263, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **3917 Trimble Rd, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **27th** day of **May, 2022.**

Ryan Gallagher

Hilary Gallagher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ryan Gallagher and Hilary Gallagher,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **May, 2022.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 May 31, 2022.

Signature
Date: May 31, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 31st day of May, 2022 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD