Karen Johnson Davidson County
Batch# 926801 DEEDQC
10/06/2022 03:11:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20221006-0110449

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Samuel Earl Helms, Jr., and Deborah Bankston Helms, Co- Trustees 125 Cherry Branch Lane Old Hickory, TN 37138	Same	54-15-10 95-3-49 93-3-75 95-3-51 95-4-25 95-4-26

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SAMUEL EARL HELMS, JR. A/KA/ SAMUEL E. HELMS, JR. and DEBORAH BANKSTON HELMS A/K/A DEBORAH B. HELMS (collectively the "Grantor"), hereby quitclaim and convey to SAMUEL EARL HELMS, JR. and DEBORAH BANKSTON HELMS, CO-TRUSTEES OF THE HELMS COMMUNITY PROPERTY TRUST dated September 29, 2022, their successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all of their right, title and interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 29th day of September, 2022.

Samuel Earl Helms, Jr.
SAMUEL EARL HELMS, JR.

Deborah Bankston Helms
DEBORAH BANKSTON HELMS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, SAMUEL EARL HELMS, JR. and DEBORAH BANKSTON HELMS, the within named bargainors, 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 29 day of September, 2022.

Notary Public

My Commission Expires:
10/11/2025

SAMANTHA STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-11-2025

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 29TH day September, 2022.

Mackenzie L. Border
Notary Public

My Commission Expires:
Nov. 6, 2024

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 6, 2024

EXHIBIT A

125 Cherry Branch

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Brandywine Farms, Section 17, of record in Book 4860, page 70, said Register's Office.

Said Lot No. 301 fronts 135.0 feet on the northerly side of Cherry Branch Lane and runs back 304.9 feet on the easterly line and 328.9 feet on the westerly line, to a line in the rear which measures 137.1 feet.

Being the same property conveyed to Samuel Earl Helms, Jr. and wife, Deborah B. Helms, by deed from J. R. White, Coarsey, Trustee, of record in Book 5018, page 456, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed by deed of record in Book 9107, page 804, Register's Office for Davidson County, Tennessee.

2322 Sweetwood Road

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Merry Oaks Subdivision, Section I, as of record in Plat Book 1835, pages 67 and 68, said Register's Office.

Beginning on the westerly margin of Fairway Drive, being the corner of Lots Nos. 124 and 125; thence with the line between said two Lots westwardly 156.5 feet to the easterly line of Lot No. 123; thence with the line between Lots Nos. 123 and 125 southwardly 105.7 feet to the northerly margin of Sweetwood Road; thence with the said Road eastwardly 108 feet to the beginning of a curve; thence around said curve in a northeasterly direction 40.9 feet to the westerly margin of Fairway Drive; thence with said Drive northwardly 101.3 feet to the beginning.

Being the same property conveyed to Samuel E. Helms, Jr. and wife, Deborah Bankston Helms, by deed from Pauline Taylor Smith, a Widow, dated January 16, 1980, and of record in Book 5557, page 350, Register's Office of Davidson County, Tennessee.

Also being the same property conveyed by deed of record in Book 9107, page 806, Register's Office for Davidson County, Tennessee.

2323 Sweetwood Road

Being Lot No. 126 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for Davidson County, Tennessee.

Beginning at a point on the westerly margin of Fairway Drive, at the common corner of Lots 126 and 151; thence with the line between said lots, westwardly 125 feet to a corner of Lot 127; thence with the line between Lots 126 and 127; northwardly 127.9 feet to the southerly margin of Sweetwood Road; thence with the margin of said Road, eastwardly 94.6 feet to a point, thence continuing with the same eastwardly 29 feet to the beginning of a curve; thence along said curve, southeastwardly 40.4 feet to the westerly margin of Fairway Drive; thence with the margin of said Drive, southwardly 113.5 feet to the beginning.

Being the same property conveyed to Samuel E. Helms, Jr. and wife, Deborah Bankston Helms, by deed from Juanita Hearn, dated July 27, 1977 and of record in Deed Book 5212, page 221, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed by deed of record in Book 9107, page 808, Register's Office for Davidson County, Tennessee.

2318 Sweetwood Drive (50% interest)

Being Lot No. 122 on the Map of Merry Oaks Subdivision as of record in Book 1835, pages 67 and 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 122 fronts 89.3 feet on the north side of Sweetwood Road and runs back between lines 191.1 feet to a dead line in the rear on which it measures 95.3 feet.

Being the same property conveyed to Samuel E. Helms Jr. and Albert Michael Helms, as tenants in common, by Quitclaim Deed executed on August 25, 1993, of record in Book 9060, Pages 137-38, Register's Office, Davidson County, Tennessee.

Also being the same property conveyed by deed of record as Instrument #20180412-00344409, Register's Office for Davidson County, Tennessee.

2624 Old Lebanon Road (25% interest)

LAND in the 3rd Civil District of Davidson County, Tennessee described as follows to wit:

BEGINNING at a point in the center of the Old Lebanon Road, said point being the southwest corner of a tract heretofore conveyed by deed of record in Book 1639, page 455, Register's Office for Davidson County, Tennessee, and, thence with the center line of Old Lebanon Road south 86° 15' west 159 feet to a spike; thence north 3° west 558 feet to the westerly margin of the Tennessee Central Railroad right-of-way; thence with said right-of-way south 44° 45' east 268 feet to a point; thence south 3° east 356 feet to the beginning.

BEING the same property conveyed to Samuel E. Helms Jr. and Albert Michael Helms, as tenants in common, by Quitclaim Deed executed on August 25, 1993, of record in Book 9060, Pages 133-34, Register's Office, Davidson County, Tennessee.

Also being the same property conveyed by deed of record as Instrument #20180412-00344410, Register's Office for Davidson County, Tennessee.

2626 Old Lebanon Road (50% interest)

LAND in the 3rd Civil District of Davidson County, Tennessee described as follows to wit:

BEGINNING at a point in the center of the Old Lebanon Turnpike at the Southwest corner of a small lot of ground conveyed to J. R. Compton and R.M. Pendleton by Alex Perry et ux by deed of record in Book 413, page 53, and known as the "Mill Lot" and running thence North 3 degrees West 154 feet to the Southwesterly margin of the Tennessee Central Railroad right-of-way and with the same in a northwesterly direction North 44 degrees 45' West 266.5 feet to a stake in said right-of-way; thence South 3 degrees East 356 feet to the center of said Lebanon Pike; thence North and with the center of said pike 86 degrees 15' East 175 feet to the beginning, containing 1.02 acres, more or less.

BEING the same property conveyed to Samuel E. Helms Jr. and Albert Michael Helms, as tenants in common, by Quitclaim Deed executed on August 25, 1993, of record in Book 9060, Pages 135-36, Register's Office, Davidson County, Tennessee.

Also being the same property conveyed by deed of record as Instrument #20180412-00344411, Register's Office for Davidson County, Tennessee.

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Certificate of Authenticity

I, Adam F. Harrer, 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 September 29, 2022.

Date

Affiant Signature

10/06/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 06 day of October, 20 22.

Notary's Signature

My Commission Expires: 1-3-23

Date

Notary's Seal (if on paper)

