THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Nicole Bradshaw
Will Hellmich
3105 Traviston Drive
Franklin, TN 37064

Send Tax Bill to:
Owner

Map-Parcel Numbers:
108-08-0 215.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to

before me, this the 16th day of November, 2022.

Notary Public

My Commission Expires:
9-7-26

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **NICOLE BRADSHAW AND WILL HELLMICH** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **8321 SAINT DANASUS, LLC,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 3210 Cedar Ridge Road, Nashville, TN 37214.

Karen Johnson Davidson County
Batch# 942675 DEEDQC
11/18/2022 08:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221118-0122620

IN WITNESS WHEREOF, the undersigned has executed this instrument this 16 day of November, 2022.

By: Nicole Bradshaw

By: Will Hellmich

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NICOLE BRADSHAW AND WILL HELLMICH**, the Grantors, 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 this 16 day of November, 2022.

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My commission expires: 9.21.26 Michelle Martin Notary Public

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 196B on the Plan of Zone Lot Division of Lots 196 & 197, Section 2, Larchwood Subdivision, of record in Plat Book 5800, Page 258 (which amended Plat Book 5200, Pages 207 and 208), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicole Bradshaw and Will Hellmich by Warranty Deed from Agape Favor, LLC, a Tennessee limited liability company dated May 18, 2022, of record in Instrument Number 20220525-0060442, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11/16/22.

Affiant Signature

11/18/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202211180122620