WARRANTY DEED

Karen Johnson Davidson County
Batch# 956078 DEEDWARR
12/29/2022 11:32:30 AM 6 pgs
Fees: $33.00 Taxes: $2,220.00
20221229-0133546

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 6-11-26
(AFFIX SEAL)

Courtney Snyder
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kaycee Young and Hayden Young	Kaycee Young and Hayden Young	Parcel ID: 160 12 0 107.00
(NAME)	(NAME)	
5523 Wakefield Dr	5523 Wakefield Dr	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Richard Ward Helms, Benjamin David Helms, and Michael Lee Helms, Trustees of the RLH Investment Trust dated December 23, 2021**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kaycee Young and Hayden Young, husband and wife**, 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 Lot No. 8, as shown on the map entitled the Plan of Granberry Heights, Section 2, of record in Book 4955, Page 2, Register's Office for Williamson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard Lee Helms and Cynthia Helms, husband and wife, by Warranty Deed from William B. Garrett and Julie S. Garrett, husband and wife, dated September 2, 2014 and recorded September 3, 2014 in Instrument No. 20140903-0080308, in the Register's Office for Davidson County, Tennessee. Affidavit of Scrivener's Error recorded December 4,2014 in Instrument No. 20141204-0111159, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Richard Lee Helms by Quitclaim Deed from Cynthia Helms, dated December 16, 2021 and recorded December 30, 2021 in Instrument No. 20211230-0171592, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Richard Ward Helms, Benjamin David Helms, and Michael Lee Helms, Trustees of the RLH Investment Trust dated December 23, 2021 by Quitclaim Deed from Richard Lee Helms, dated December 23, 2021 and recorded January 13, 2022 in Instrument No. 20220113-0005510, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5523 Wakefield Dr, Brentwood, TN 37027

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, their heirs and assigns forever; and we do covenant with 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 our hands this 22nd day of December, 2022.

Richard Ward Helms, Benjamin David Helms, and Michael Lee Helms, Trustees of the RLH Investment Trust dated December 23, 2021

BY: Richard Helms, Trustee
Richard Helms

BY: _____
Ben Helms

BY: _____
Michael Helms

Further being the same property conveyed to Richard Ward Helms, Benjamin David Helms, and Michael Lee Helms, Trustees of the RLH Investment Trust dated December 23, 2021 by Quitclaim Deed from Richard Lee Helms, dated December 23, 2021 and recorded January 13, 2022 in Instrument No. 20220113-0005510, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5523 Wakefield Dr, Brentwood, TN 37027

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, their heirs and assigns forever; and we do covenant with 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 our hands this 27 day of Dec 2022

Richard Ward Helms, Benjamin David Helms, and Michael Lee Helms, Trustees of the RLH Investment Trust dated December 23, 2021

BY:_____
Richard Helms

BY: _____ Trustee
Benjamin David Helms

BY: _____ Trustee
Michael Lee Helms

STATE OF OHIO

COUNTY OF Cuyahoga

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Richard Ward Helms, , Trustee of the RLH Investment Trust dated December 23, 2021, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 day of December, 2022.

Notary Public

My Commission Expires: 09/14/2027

(SEAL)



DAPHNE M WHITE
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
09-14-2027

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State , Benjamin David Helms, and Michael Lee Helms, Trustees of the RLH Investment Trust dated December 23, 2021, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of December, 2022.

Notary Public

My Commission Expires:

(SEAL)

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Richard Ward Helms, , Trustee of the RLH Investment Trust dated December 23, 2021, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of December, 2022.

_____
Notary Public

My Commission Expires:

(SEAL)

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State , Benjamin David Helms, and Michael Lee Helms, Trustees of the RLH Investment Trust dated December 23, 2021, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of December, 2022.

_____
Notary Public

My Commission Expires: My Commission Expires March 3, 2025

(SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Jameika Jones, 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 12/27/2022.

Date

Jameika Jones
Affiant Signature

12/29/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 29th day of December, 20 22.

Notary's Signature

My Commission Expires: _____
Date

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

Notary's Seal (if on paper)