Karen Johnson Davidson County
Batch# 1052493 DEEDQC
09/21/2023 11:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230921-0074289

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027

New Owner:	Send Tax Bills To:	Map & Parcel No:
Jeff D. Gwaltney 4033 Lancashire Drive Antioch, TN 37013	Same	150-04-0-084.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Sylvia Jan Helfer**, the Grantor, has bargained and sold, and does hereby transfer, convey and quitclaim unto **Jeff D. Gwaltney**, the Grantee, their heirs and assigns forever, all of her rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

Lot 575, Plan of Kensington of Priest Lake, Section 2,, as shown on plat of record in Plat Book 6250, Page 592, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Said Lot No. 575 fronts 100 feet on the northeasterly margin of Lancashire Drive and extends back 135 feet on the southeasterly line and 135 feet on the northwesterly line to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Jack D. Gwaltney and wife, Ethelene Gwaltney by Warranty deed from Jeff Donald Gwaltney and Karen Jean Herndon, both unmarried of record as Book 8369, Page 855, Register's Office for Davidson County, Tennessee, dated June 01, 1991 and recorded on June 10, 1991.

Being the same property conveyed to Ethelene Gwaltney by Quitclaim deed from Jack D. Gwaltney, of record as Instrument Number 20071119-0134917, Register's Office for Davidson County, Tennessee, dated November 09, 2007 and recorded on November 19, 2007.

Being the same property conveyed to Ethelene Gwaltney and husband, Jack D. Gwaltney, as tenants by the entireties, by Quitclaim Deed from Ethelene Gwaltney, by Jack Donald Gwaltney, Attorney-in-fact, of record as Instrument Number 201580414-0033037, Register's Office for Davidson County, Tennessee, dated April 03, 2015 and recorded on April 14, 2015. Said Ethelene Gwaltney having since died on or about April 5, 2015. Said Jack D. Gwaltney having since deceased leaving Last Will and Testament filed for Probate in Will Book 107, Page 755, in the Clerk and Master's Office for Williamson County, Tennessee.

Being the same property conveyed to Jeff D. Gwaltney by Executor's Deed from Jeff D. Gwaltney, Executor of the Estate of Jack Donald Gwaltney of record as Instrument Number 20220303-0024524, Register's Office for Davidson County, Tennessee, dated March 3, 2022 and recorded on March 3, 2022.

This is improved property known as 4033 Lancashire Drive, Antioch, TN 37013

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing her signature this 15 day of September, 2023.

Sylvia Jan Helfer

STATE OF North Carolina
COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sylvia Jan Helfer**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of September, 2023.

Tiffany Turner-Patterson
Notary Public
Wake County, NC
Commission Expires 02/28/2026

NOTARY PUBLIC
My Commission Expires: 02/28/2026

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me this 18 day of September, 2023.

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: 5-9-2026

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 14, 2023 (date of document).

Affiant Signature

September 21, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21st day of September, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023