THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

Karen Johnson Davidson County
Batch# 1074577 DEEDQC
11/22/2023 01:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231122-0091105

STATE OF TN

COUNTY OF Sumner

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

Affiant

Subscribed and sworn to before me, this 22 day of November 2023.

Notary Public

My commission expires: 10/21/2024

KRISTEN M. TRAIM Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Paige Sewell Simmons	**New Owner**	**09116005600**
4604 Elkins Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **I/we Nathan R. Helyer,** GRANTOR(S)", by these presents, does hereby quitclaim and convey **Paige Sewell Simmons and Sean Edward Murray, wife and husband,** herein called "GRANTEE(S)", their successors, heirs and assigns all of his right, title and interest in and to a certain tract or parcel of land described as follows:

Land in Davidson County Tennessee, being the easterly 30 feet of Lot No. 505 and the westerly 40 feet of Lot 503, Block B, on the Plan of Charlotte Park, of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee. said parts of Lots 505 and 503 front together 70 feet on the northerly margin of Elkins Avenue, formerly Second Avenue, and extends back 150 feet on the easterly and westerly lines to a line in the rear measuring 70 feet thereon.

Being the same property conveyed to Nathan R. Helyer and Paige S. Simmons, husband and wife, by Special Warranty Deed from Federal National Mortgage Association a/k/a Fannie Mae, dated January 25, 2012, of record as Instrument No. 20120131-0008781, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **4604 Elkins Avenue, Nashville, TN 37209**

WITNESS my/our hand(s) this 13 day of November, 2023.

Nathan R. Helyer

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State **Nathan R. Helyer,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of November, 2023.

Notary Public

My Commission Expires: 3/3/26

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/13/2023 (date of document).

Jennifer Russell
Affiant Signature

11/22/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 22 day of November 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

