THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1090528 DEEDWARR
01/11/2024 09:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240111-0002349

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Anne Buckhouse Helton, as Co-Trustee, Affiant

Subscribed and sworn to before me,
this 10th day of January, 2024.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public
My Commission Expires: 5/5/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Lon Jackie Helton and Anne Buckhouse Helton, Co-Trustees of the Lon and Anne Helton Revocable Trust 569 Natchez Bend Road Nashville, TN 37221	Lon Jackie Helton and Anne Buckhouse Helton, Co-Trustees of the Lon and Anne Helton Revocable Trust 569 Natchez Bend Road Nashville, TN 37221	169 00 0 092.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **LON J. HELTON and ANNE B. HELTON** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **LON JACKIE HELTON and ANNE BUCKHOUSE HELTON, as Co-Trustees of the LON AND ANNE HELTON REVOCABLE TRUST administered under agreement dated January 10, 2024** (the "Grantee"), its successors and assigns, all of the Grantor's

right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of W.E. & Suzanne Haselton Subdivision of record in Book 8250, page 471, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed from Benjamin T. Iannuzzi and wife, Ellen C. Iannuzzi, to Lon J. Helton and wife, Anne B. Helton, by Warranty Deed dated May 13, 1996, recorded in Book 10049, Page 447, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Ingress/Egress Easement of record in Book 9533, page 903, said Register's Office.
2. Greenbelt filing of record in Book 8972, page 937, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 5057, page 499, of record in Book 5067, page 520 and of record in Book 6634, page 448, said Register's Office.
4. Matters shown on the Plan of record in Book 8250, page 471, said Register's Office.

This is unimproved property commonly known as 8717 Haselton Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

[Signatures on the following page.]

SIGNED this the 10th day of January, 2024.

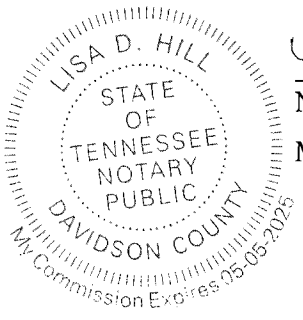
LON J. HELTON

ANNE B. HELTON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LON J. HELTON** and **ANNE B. HELTON**, 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 on this 10th day of January, 2024.



Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 Jan. 10, 2024.

1-10-2024
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of January, 2024.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

