This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21451-AP

Karen Johnson Davidson County
Batch# 1091318 DEEDQC
01/12/2024 02:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240112-0002873

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

RYAN FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 12th day of January, 2024.

Notary Public
My Commission Expires: 10-4-27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Natchez Development LLC 8963 Highway 100 Nashville, TN 37221	New Owner	091-051J-001.00CO 091-051J-002.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Alex Helton, a married man**, ("Grantor") do/does hereby quitclaim and convey unto **Natchez Development LLC, a Tennessee limited liability company** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Units A&B on the Plan of Homes at 6212 Laramie Avenue, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20230803-0059959, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the property conveyed to Alex Helton, a married man, by deed from Charles H. Spakes, II and Teresa Dawn Spakes, husband and wife, of record in Instrument No. 20230406-0025164, Register's Office for Davidson County, Tennessee, dated April 4, 2023 and recorded on April 6, 2023. Also see Warranty Deed in Instrument No. 20160614-0060111

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **6212 & 6214 Laramie Avenue, Nashville, TN 37209**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of January, 2024.

GRANTOR:

Alex Helton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alex Helton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of January, 2024.

RYAN FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 10-4-27

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 1-12-2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1-12-2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th **day of** January **,** 2024 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

