Karen Johnson
Batch # 1134393
05/14/2024 08:21:06 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240514-0035242

THIS INSTRUMENT PREPARED BY:
Mark Lineberry
P.O. Box 2155
Mount Juliet, TN 37121

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
The Helmers Family Trust 4083 Lake Parkway Hermitage, TN 37076	Same	Parcel ID: Map 98-1, Parcel 75

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DAVID R. HELMERS and wife, LORRAINE N. HELMERS, (the "Grantors"), by these presents do quitclaim, transfer and convey unto THE HELMERS FAMILY TRUST DATED MAY 9, 2024, DAVID RICHARD HELMERS AND LORRAINE N. HELMERS, TRUSTORS AND/OR TRUSTEES, (the "Grantee"), its successors, and assigns, all of their interest in a certain tract or parcel of Land in Davidson County, Tennessee, as follows:

Being Lot No. 1, on the plan of St. Charles Place, Section 2, of record in Book 6050, Page 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

This being the same property conveyed to David R. Helmers, and wife Lorraine N. Helmers, by warranty deed from Danny Gearlds and wife, Sherri Gearlds, of record in Book 11273, Page 807, in the office of the Register of Deeds, Davidson County, Tennessee.

Said Property is improved property known as 4083 Lake Parkway, Hermitage, TN 37076.

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. This instrument was prepared based on information furnished by the parties. The preparer makes no representations or warranties as to the accuracy thereof of the status of the title to the property described herein. Said property is conveyed subject to such limitations, restrictions, and encumbrances of record as may affect the premises.

IN WITNESS WHEREOF, the undersigned, David R. Helmers and Lorraine N. Helmers, have hereunto subscribed their names on this 9 day of MAY, 2024.

By: _____
David R. Helmers

By: _____
Lorraine N. Helmers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DAVID R. HELMERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). the within named bargainor, and acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal on this 9 day of MAY, 2024.

ALLEN MCCROSKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission expires: 9-7-26

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared LORRAINE N. HELMERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). the within named bargainor, and acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal on this 9 day of MAY, 2024.

ALLEN MCCROSKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission expires: 9-7-26

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

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

_____ / x _____
AFFIANT

Subscribed and sworn to before me this 9 day of MAY 2024.

ALLEN MCCROSKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission expires: 9-7-26