**This Instrument Prepared By:**
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
*This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.*

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 1136343 DEEDQC
05/17/2024 12:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240517-0036808

| New Owner: | Send Tax Bill: | Map/Parcel |
|---|---|---|
| Jerry Joe Helton, III, Trustee of the Jerry Joe Helton, III Revocable Living Trust dated May 9, 2024, and any amendments thereto<br>1039 14th Ave. South<br>Nashville, TN 37212 | PennyMac Loan Services, LLC<br>PO Box 514387<br>Los Angeles, CA 90051 | 105 01 3M 002.00 |

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

**Sworn to and subscribed** before me this 9th day of May 2024.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

(Notary Stamp)

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JERRY J. HELTON**, a married man (Grantor), by these present do hereby quitclaim and convey unto **JERRY JOE HELTON, III, TRUSTEE OF THE JERRY JOE HELTON, III REVOCABLE LIVING TRUST DATED MAY 9, 2024, AND ANY AMENDMENTS THERETO**, (Grantee), its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

**Being Unit B on the plat of 1037 14th Avenue South, a Horizontal Property Regime with private elements, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 1037 14th Avenue South, a Horizontal Property Regime, of record in Instrument No. 20191010-0104125, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.**

**Being part of the same property conveyed to Jerry J. Helton, by deed from Premier PMC, LLC, a Tennessee limited liability company, of record in Instrument No. 20200911-0103934, Register's Office for Davidson County, Tennessee.**

**This is improved property, known as 1039 14th Avenue South, Nashville, TN 37212.**

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

WITNESS MY HAND this 9th day of May, 2024.

By: _____
JERRY J. HELTON

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry J. Helton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 9th day of May, 2024.

_____
NOTARY PUBLIC
My Commission Expires: 3/19/2025

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

## Certificate of Authenticity

I, Ryan Knight, 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 May 9, 2024.

Affiant Signature

5/17/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of May, 2024.

Notary's Signature

My Commission Expires: 01/05/2026
Date

Notary's Seal (if on paper)

