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# 1136345 DEEDQC
05/17/2024 12:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240517-0036810

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 1039 14th Ave. South Nashville, TN 37212	AmeriNat 217 South Newton Av. Albert Lea, MN 56007	105 16 0T 001.00

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 JOE HELTON, III**, 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 a certain private element unit situated within Davidson County, Tennessee. and further known as Unit No. 505A, together with the appurtenant common elements of Residences at 505 Waycross, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Residences at 505 Waycross, of record in Instrument No. 20210111-0004633. Register's Office for Davidson County, Tennessee, to which

reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Residences at 505 Waycross, provided in said Declaration. together with the By-Laws appended thereto, the site-plan attached as exhibit to Declaration, the plan of record in Book 2083, page 101, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit. are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the property conveyed to Jerry Joe Helton, III, by deed from Laxey Realty LLC, a Tennessee limited liability company, of record in Instrument No. 20220808-0089586, Register's Office for Davidson County, Tennessee.

This is improved property located at: 505A Waycross Drive, Nashville, TN 37211.

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 JOE HELTON, III

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 Joe Helton, III, 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)

