This instrument was prepared by:
James L. Weatherly, Jr.
Lewis Thomason, P.C.
424 Church Street
Suite 2500
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 1136456 DEEDQC
05/17/2024 03:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240517-0036945

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Hank Helton 1118 North 14th Street Nashville, TN 37206	Same	083 01 0 319.00

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is Zero Dollars ($0.00).

HANK HELTON

SWORN TO AND SUBSCRIBED before me this 17 day of May 2024.

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: Nov 8, 2027

This transaction is exempt from realty transfer tax pursuant to Tenn. Code Ann. '67-4-409(a)(1)(C)(v), and PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Final Decree of Divorce entered on January 17, 2023, in the Fourth Circuit Court for Davidson County, Tennessee, in the case of *Rhonda Combs Helton v. Holland James Helton*, Docket Number 22D1037, Ronda Helton, now known as Ronda Combs, has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Hank Helton, his heirs, successors, and assigns, all her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the North Part of Lot No. 5 on the Plan of Grissim and Blackmans Subdivision of Lots No. 2, 3 and 4 in Greenway Subdivision of

record in Plat Book 974, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. The North Part of Lot No. 5 fronts 52.5 feet on the Westerly margin of North 14th Street and extends back between parallel lines 175 feet to a dead line on the rear on which it measures 52.5 feet.

Being the same property conveyed to Hank Helton and Ronda Helton, husband and wife by Warranty deed from Jason S. Lewallen, married of record in Instrument No. 20140404-0028403 Register's Office for Davidson County, Tennessee, dated March 31, 2014 and recorded on April 04, 2014.

The said Hank Helton is one and the same as Holland Helton.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known located at 1118 North 14th Street, Nashville, Tennessee

Ronda Combs

RONDA HELTON, now known as
RONDA COMBS

STATE OF Broward]
COUNTY OF Florida]

Personally appeared before me, RONY JEAN, a Notary Public in and for said County and State, the within named RONDA HELTON, now known as RONDA COMBS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of May, 2024.

RONY JEAN
Notary Public - State of Florida
Commission # HH 139048
Expires on July 25, 2025

Notarized remotely online using communication technology via Proof.

Rony Jean

NOTARY PUBLIC RONY JEAN

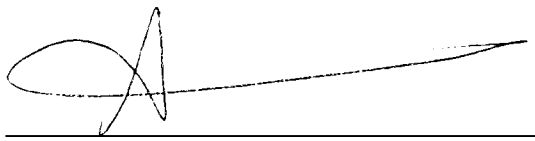
My Commission Expires: 07/25/2025
Type of identification produced: Driver License

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 5-17-2024.



Affiant Signature

5-17-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5-17-2024.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal