THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE / COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-7187-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,025,000.00. Nancy H. Kent, Trustee Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF May, 2024. Notary Public MY COMMISSION EXPIRES: 3/3/26 (AFFIX SEAL)

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1136456 DEEDWARR
05/17/2024 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20240517-0036946

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy H. Kent, Trustee of the Nancy Hahne Kent Trust	New owner	
1118 N 14TH Street		083-01-0-319.00
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Hank Helton A/K/A Holland James Helton, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nancy H. Kent, Trustee of the Nancy Hahne Kent 2011 Revocable Living Trust as amended**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF 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. Further, being the same property conveyed to Hank Helton by Quitclaim Deed from Ronda Helton, now known as Ronda Combs, dated May 6, 2024, and recorded on 5-17, 2024, in Instrument No. 202405170036945, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as 1118 N 14TH Street, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 17 day of May, 2023.

Hank Helton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hank Helton,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of May, 2024.

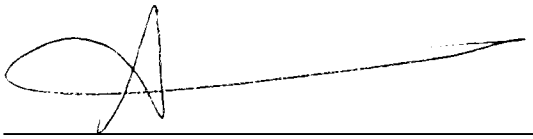
My Commission expires: Nov 8, 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

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 — Date: 5-17-2024

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