QUITCLAIM DEED

Karen Johnson
Batch # 1150812
06/25/2024 03:02:37 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240625-0047516

LB-QCD-24-316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Lauren Helms Matthew Helms	**New Owners**	
(NAME)	(NAME)	**161-13-0B-316.00-CO**
316 Shady Creek Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAUREN HELMS (FORMERLY KNOWN AS LAUREN BILLINGS), A MARRIED WOMAN ,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **LAUREN HELMS AND MATTHEW HELMS, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County Tennessee, being Unit 316 On the plan of Creekside of Brentwood, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611 as amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lauren Billings by Quitclaim Deed from Lauren Billings and David Billings, tenants in common of record in Instrument No. 20201112-0133431 Register's Office for Davidson County, Tennessee, dated November 3, 2020 and recorded on November 12, 2020.
Lauren Billings subsequently married Matthew Helms, and is now known as Lauren Helms. She now executes this Quitclaim Deed to establish a Tenancy by the Entirety.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **316 Shady Creek Lane, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 21 day of JUNE, 2024.

Lauren Helms
Lauren Helms

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREN HELMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 day of JUNE, 2024.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)



RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212