BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

**Prepared By ~~& Return To~~:**
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-5445

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000 00

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 day of December, 2024

Notary Public

Commission Expires. 11-8-27

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Karen Johnson
Batch # 1213376
12/09/2024 10 52 15 AM
Fees $13 00 Taxes $1,128 50

Davidson County
DEEDWARR
2 pgs

20241209-0095295

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Elizabeth Vogt and James Helm<br>1030 Hammack Court<br>Nashville, TN 37214 | owner | 108-16-0-163.00 |

# WARRANTY DEED

FOR AND IN 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, I/WE,

**Dana G. Achoe, unmarried**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Elizabeth Anne Vogt and James Allen Helm, wife and husband**

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 Lot No. 66A on the Plan of Zone Lot Division Lot 66 Percy Priest Woods, Section Three, as of record in Plat Book 5200, Page 789, amended in Plat Book 6250, Page 224, Register's Office for Said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Dana G. Achoe, unmarried by Warranty Deed from Robynne Margaret Hardison, unmarried of record in Instrument No. 200008310086340 Register's Office for Davidson County, Tennessee, dated August 30, 2000 and recorded on August 31, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as. 1030 Hammack Court, Nashville, TN 37214

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 so 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.

Dated this the 4th day of December, 2024

Dana G. Achoe

Dana G. Achoe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of December, 2024, before me personally appeared Dana G. Achoe, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of December, 2024.

Notary Signature
My commission expires: 2·22·2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/22/2026
WILLIAMSON COUNTY