Karen Johnson Davidson County
Batch# 1213549 DEEDQC
12/09/2024 03:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241209-0095543

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Richard G. Hellem and Andra D. Hellem, Trustee 337 Janette Avenue Goodlettsville, TN 37072	Same	033 08 0 143.00

Quitclaim Deed to Trustee

Grantor: Richard G. Hellem and Andra D. Hellem, Husband and Wife
Grantee: Richard G. Hellem and Andra D. Hellem, Trustee of the Revocable Trust of Richard G. Hellem and Andra D. Hellem, dated December 4, 2024

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 385 on the plan of GATEWOOD, SECTION 3, as shown by plat of record in Plat Book 4175, page 49-50, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard G. Hellem and Andra D. Hellem, husband and wife, by deed from Adam Wilson and Tiffany Ramsey, now Wilson, husband and wife, of record at Instrument No. 20130906-0094474, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 337 Janette Avenue, Goodlettsville, TN 37072.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Richard G. Hellem

Richard G. Hellem, Grantor

Andra D. Hellem

Andra D. Hellem, Grantor

State of Tennessee
County of Sumner

On December 4, 2024, before me personally appeared Richard G. Hellem, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public
My commission expires: 7/2/26

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Sumner

On December 4, 2024, before me personally appeared Andra D. Hellem, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: 7/2/26

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Richard G. Hellem

Richard G. Hellem, Trustee
Grantee

Sworn to and subscribed before me on December 4, 2024.

Notary Public
My commission expires: 7/2/26

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Jennifer Berkon, 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 December 4, 2024.

Signature

12/4/2024
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on December 4, 2024.

Notary's Signature
My Commission Expires: 7/2/26

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER