Karen Johnson Davidson County
Batch# 1255750 DEEDQC
04/02/2025 11:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250402-0025073

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 Owners	**Send Tax Bills To**	**Map-Parcel No.**
Richard G. Hellem and Andra D. Hellem 337 Janette Avenue Goodlettsville, TN 37072	Same	033 08 0 143.00

Quitclaim Deed by Trustee

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

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, Trustee of the Revocable Trust of Richard G. Hellem and Andra D. Hellem, dated December 4, 2024, by deed from Richard G. Hellem and Andra D. Hellem, husband and wife, of record in Instrument No. 20241209-0095543, Register's Office for Sumner County, Tennessee.

This is improved property, known as: 337 Jannette 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.

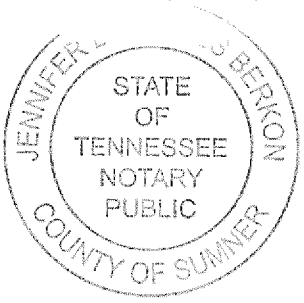
Richard G. Hellem
Richard G. Hellem, Trustee
Grantor

Andra D. Hellem
Andra D. Hellem, Trustee
Grantor

State of Tennessee
County of Sumner

On April 2, 2025, before me personally appeared Richard G. Hellem, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged himself to be the Trustee of the Revocable Trust of Richard G. Hellem and Andra D. Hellem, dated December 4, 2024, for the purpose therein contained, by signing his name as Trustee.

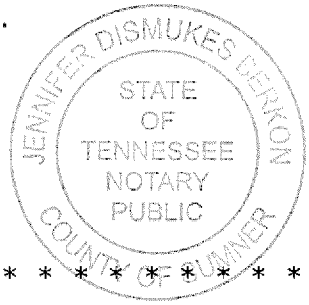
Notary Public
My commission expires: 12/27/2027



State of Tennessee
County of Sumner

On April 2, 2025, before me personally appeared Andra D. Hellem, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged herself to be the Trustee of the Revocable Trust of Richard G. Hellem and Andra D. Hellem, dated December 4, 2024, for the purpose therein contained, by signing her name as Trustee.

Notary Public
My commission expires: 12/27/2027



* *

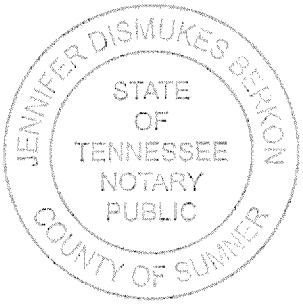
State of Tennessee
County of Sumner

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

Richard G. Hellem, Grantee

Sworn to and subscribed before me on April 2, 2025.

Notary Public
My commission expires: 12/27/2027



* *

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 April 2, 2025.

Signature

4/2/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on April 2, 2025.

Notary's Signature
My Commission Expires: 8-1-2028

SAMUEL COX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY