Karen Johnson Davidson County
Batch# 1274563 DEEDQC
05/19/2025 01:48:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20250519-0039296

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447
jeff@mglawtn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 12th day of May, 2025.

Notary Public
My Commission Expires:

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel No.:
Lexie C. Helms, et al. 7548 Highway 49 East Springfield, Tennessee 37172	-SAME-	095 03 0 051.00 095 04 0 025.00 095 04 0 026.00

DEED OF CORRECTION

Explanation of Correction:

A certain deed recorded in the Register's Office for Davidson County, Tennessee, contained errors that need to be corrected, to wit:

1. The Deed in need of correction is described below.

   Quitclaim Deed recorded on February 23, 2018, from Albert Michael Helms, as grantor, to Albert Michael Helms and/or Kathlene Mitchell Helms, Trustees of the Kathlene & Albert Helms Living Trust, established by the Revocable Trust Agreement of Albert Michael Helms and Kathlene Mitchell Helms dated January 24, 2018, as grantees, of

record as Instrument No. 20180223-0017439, Register's Office for Davidson County, Tennessee.

2. **Matters Needing Correction**:

The ownership interest described in the first paragraph of the deed does not accurately describe the ownership interest that Albert Michael Helms owned and intended transfer in the real property known as 2624 Old Lebanon Road, Nashville, Tennessee 37214. The paragraph includes the following phrase: *". . . the Grantor's entire ownership interest in the subject real property, consisting of an undivided one-half (1/2) tenant-in-common interest . . ."* Albert Michael Helms owned and intended to transfer an undivided one-half (1/2) tenant-in-common interest in 2318 Sweetwood Road, Nashville, Tennessee 37214 and 2626 Old Lebanon Road, Nashville, Tennessee 37214 to his joint revocable trust.

However, Albert Michael Helms owned and intended to transfer an undivided one-quarter (1/4) tenant-in-common interest in the real property known as 2624 Old Lebanon Road, Nashville, Tennessee 37214 to his joint revocable trust.

These interests have been included on Exhibit A hereto.

Below is the corrected, first paragraph of the deed that should be included in the deed described in Paragraph 1 hereinabove.

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Albert Michael Helms, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real properties to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's spouse, hereby remise, release and quitclaim unto **Albert Michael Helms and/or Kathlene Mitchell Helms, Trustees of the Kathlene & Albert Helms Living Trust, established by the Revocable**

Trust Agreement of Albert Michael Helms and Kathlene Mitchell Helms dated January 24, 2018, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns, all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference, **subject however to a life estate retained by Lexie C. Helms, so long as she may live.**

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Albert Michael Helms, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real properties to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's spouse, hereby remises, releases and quitclaims unto **Albert Michael Helms and/or Kathlene Mitchell Helms, Trustees of the Kathlene & Albert Helms Living Trust, established by the Revocable Trust Agreement of Albert Michael Helms and Kathlene Mitchell Helms dated January 24, 2018**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns, all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference, **subject however to a life estate retained by Lexie C. Helms, so long as she may live.**

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 12th day of May, 2025.

Albert Michael Helms

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Albert Michael Helms, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of May, 2025.

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2028

Notary Public

EXHIBIT A

Legal Descriptions

095 03 0 051.00 – 2318 Sweetwood Road, Nashville, Tennessee 37214 (50% Interest)

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 122 on the Map of Merry Oaks Subdivision, as of record in Book 1835, pages 67 and 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 122 fronts 89.3 feet on the north side of Sweetwood Road and runs back between lines 191.1 feet to a deadline in the rear on which it measures 95.3 feet.

Being the same property conveyed to Albert Michael Helms and Samuel Earl Helms, Jr., by deed from Lexie C. Helms, of record in Book 9060, page 137, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a life estate which is retained by Lexie C. Helms.

Lexie C. Helms will be responsible for the payment of taxes during her lifetime.

This is improved property known as 2318 Sweetwood Road, Nashville, Tennessee 37214.

---

095 04 0 025.00 – 2624 Old Lebanon Road, Nashville, Tennessee 37214 (25% Interest)

Land lying in the 3rd Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the center line of Old Lebanon Road, said point being the southwest corner of a tract heretofore conveyed by deed of record in Book 1639, page 455, Register's Office for Davidson County, Tennessee, and, thence with the center line of Old Lebanon Road south 86° 15' west 159 feet to a spike; thence north 3° west 558 feet to the westerly margin of the Tennessee Central Railroad right-of-way; thence with said right-of-way south 44° 45' east 268 feet to a point; thence south 3° east 356 feet to the beginning.

Being the same property conveyed to Albert Michael Helms and Samuel Earl Helms, Jr., by deed from Lexie C. Helms, of record in Book 9060, page 133, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a life estate which is retained by Lexie C. Helms.

Lexie C. Helms will be responsible for the payment of taxes during her lifetime.

This is improved property known as 2624 Old Lebanon Road, Nashville, Tennessee 37214.

---

095 04 0 026.00 – 2626 Old Lebanon Road, Nashville, Tennessee 37214 (50% Interest)

Land lying in the 3rd Civil District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the center of the Old Lebanon Turnpike at the Southwest corner of a small lot of ground conveyed to J. R. Compton and R. M. Pendleton by Alex Perry et ux by deed of record in Book 413, page 53, and known as the "Mill Lot" and running thence North 3 degrees West 154 feet to the Southwesterly margin of the Tennessee Central Railroad right-of-way and with the same in a northwesterly direction North 44 degrees 45' West 266.5 feet to a stake in said right-of-way; thence South 3 degrees East 356 feet to the center of said Lebanon Pike; thence North and with the center of said pike 86 degrees 15' East 175 feet to the beginning, containing 1.02 acres, more or less.

Being the same property conveyed to Albert Michael Helms and Samuel Earl Helms, Jr., by deed from Lexie C. Helms, of record in Book 9060, page 135, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a life estate which is retained by Lexie C. Helms.

Lexie C. Helms will be responsible for the payment of taxes during her lifetime.

This is improved property known as 2626 Old Lebanon Road, Nashville, Tennessee 37214.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or 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 May 12, 2025.

May 19, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of May, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

