Karen Johnson Davidson County
Batch# 1308957 DEEDWARR
08/12/2025 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,130.35
20250812-0064178

WARRANTY DEED

J KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $305,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/11/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-5-2028

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 5037-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Michelle P. Taylor		161-15-0B-019.00-CO
547 Swiss Avenue		
Nashville, TN 37211		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Billie Helmkay, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michelle P. Taylor, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 19 as described according to Exhibit "D" attached to said Master Deed of RoseMonte Townhomes, Phase 1, of record in Instrument No. 20051117-0138877, as amended in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to Billie Helmkay, an unmarried woman by Warranty Deed from Andrew Wakeman and Autumn Wakeman, husband and wife of record in Instrument No. 20160502-0042673 Register's Office for Davidson County, Tennessee, dated April 27, 2016 and recorded on May 02, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 547 Swiss Avenue Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on August 11, 2025.

Billie Helmkay

Billie Helmkay

STATE OF ~~TENNESSEE~~ ~~xxxxxxxxxx~~ Texas

COUNTY OF ~~Davidson~~ ~~xxxxxxxxx~~ Wise

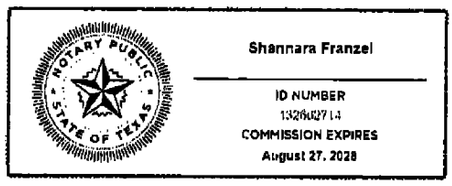
Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Billie Helmkay, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 11, 2025.

Shannara Franzel 132662714

Notary Public

My Commission Expires: 08/27/2028



File #: 5037-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Holly A. Mason, 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 August 11, 2025.

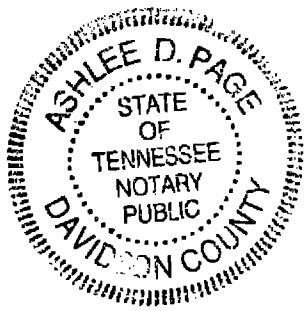
Affiant Signature

8/11/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of August, 2025.

Notary's Signature (Notary Seal)



My Commission Expires: 9/7/2026