THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
At The Helm Holdings LLC
3701 Hoggett Ford Rd
Hermitage, TN 37076

Send Tax Bill to:
New Owner

Map/Parcel Number
086-13-0A 016.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 17 day of October ,2025.

Notary Public



My Commission Expires:
07/02/2029

Karen Johnson Davidson County
Batch# 1335455 DEEDQC
10/17/2025 01:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251017-0083011

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **THOMAS MATTHEW HELM, A SINGLE MAN,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **AT THE HELM HOLDINGS, LLC,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 602 Hickory Bend Drive, Nashville, TN 37214.

THIS DEED PREPRAED WITHOUT THE BENEFIT OF A TITLE SEARCH FROM INFORMATION GIVEN BY BOTH PARTIES.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 17th day of October, 2025.

Thomas Helm, Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **THOMAS HELM** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of October, 2025.

My commission expires: 9.21.26

Notary Public

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 33, on the Plan of Hickory Bend, Section 1, of record in Book 3300, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Said lot fronts 78 feet on the West side of Hickory Bend Drive and runs back 189.35 feet on the Northerly line and 100.2 feet on the Southerly line to a dead line in the rear on which it measures 118.4 feet.

Being the same property conveyed to Thomas Matthew Helm, an unmarried man, by Warranty Deed dated 8/7/2020, from Daniel W. Hill and David Hill, of record in Instrument No. 20200811-0089390, in the Register's Office for said County. The said Thomas M. Helm is one in the same person as Thomas Matthew Helm.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 10/17/25. (date of document).

Affiant Signature

10-17-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

