Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Helman Community Property Trust dated February 11, 2026 4404 Honeywood Drive Nashville, TN 37205	**116 11 0 034.00**	**Same**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Eric T. Helman and wife, Joellyn S. Helman** (the "Grantors") hereby convey, transfer, assign, and quitclaim to **The Helman Community Property Trust dated February 11, 2026** (the "Grantee"), Grantee's successors and assigns, all of the right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **4404 Honeywood Drive, Nashville, TN 37205.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 11th day of February, 2026.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

Karen Johnson
Batch # 1380725
02/13/2026 11:53:39 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260213-0011726

PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 11th day of February, 2026.

Eric T. Helman

Joellyn S. Helman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eric T. Helman and Joellyn S. Helman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 11th day of February, 2026.

Notary Public

My Commission Expires:
1/7/2030

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Two tracts of land in the Seventh, formerly the Eleventh, Civil District of said County and State, described as follows:

TRACT NO. 1: Being lot No. 21 of Block D in the subdivision of the Thomas H. Malone and Ellen Fall Malone Lands, known as the Honeywood Addition, described as follows: Said lot No. 21 begins at a point on the north side of Honeywood Avenue, 230 feet from the northeast corner of Honeywood Avenue, and runs thence in an easterly direction along the northerly margin of Honeywood Avenue, 180 feet and thence following said margin on a curb to the north approximately 75 feet, and thence still following said margin in a northerly direction 150 feet to the southeast corner of lot No. 20 in Block D; thence in a westerly direction along the line between said lots Nos. 20 and 21, 200 feet to the east line of

lot No. 1, in a said subdivision; thence in a southerly direction along the east line of lot No. 1, 165 feet to the point of beginning.

TRACT NO. 2: Being the southerly 35 feet of lot No. 20 of Block D in the subdivision of the Thomas M. Malone and Ellen Fall Malone lands, called Honeywood, described as follows: Beginning on the westerly side of Sunnyside Drive (formerly Honeywood Avenue extended) at the northeast corner of lot No. 21 of Block D in said Subdivision heretofore conveyed to Thomas H. Malone et al to Neina B. Bryan by deed recorded in book 660, page 785, Register's Office for said County; thence in a westerly direction along the northerly side of said lot No. 21, 200 feet to the easterly line of lot 1 of Block D; thence in a northerly direction along the line between said lots 1 and 20, 35 feet to a point, thence in an easterly direction to a point on the west side of Sunnyside Drive 35 feet northerly from the point of beginning, and thence in a southerly direction along the westerly side of Sunnyside Drive to the point of beginning.

BEING the same property conveyed to Eric T. Helman and wife, Joellyn S. Helman, by deed of record as Instrument Number 20130215-0015890, in the Register's Office for Davidson County, Tennessee.