THIS INSTRUMENT PREPARED BY:
Sara O. Thomas, Esq.
August Law, PLLC
321 Billingsly Ct., Suite 23
Franklin, TN 37067

Address New Owner and Send Tax Bills To:
Amy Suzanne Helman and Richard Mark Jones, Trustees of
Richard and Amy's Living Trust Dated April 27, 2026
5016 Timberhill Dr
Nashville, TN 37211

Map-Parcel Number: 14612002700

Karen Johnson Davidson County
Batch# 1416675 DEEDWARR
05/06/2026 09:54:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260506-0040729

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, Richard M. Jones and Amy S. Helman, husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents does hereby transfer and convey unto Amy Suzanne Helman and Richard Mark Jones as Trustees of Richard and Amy's Living Trust Dated April 27, 2026, hereinafter called the GRANTEES, their heirs and/or assigns, a certain parcel of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 346, PLAN OF SECTION 5, CRIEVE HALL ESTATES, as shown on plat of record in Plat Book 2133, Page 91, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Denise Baker by Warranty Deed from R. Bradley Betts and wife, Tiera Faith Betts, recorded on the 30th day of December, 2003 in Instrument No. 20031230-0183806, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Richard M. Jones and Amy S. Helman, Husband and Wife, by Warranty Deed from Denise Baker, unmarried, signed October 26, 2011 and recorded October 28, 2011 in Instrument No. 20111028-0083915, in the Register's Office of Davidson County, Tennessee.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF SECTION 5, CRIEVE HALL ESTATES, as recorded in Plat Book 2133, Page(s) 91.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2277, Page 110.

This is improved property known as: 5016 Timberhill Dr, Nashville, TN 37211.

Taxes for the current year, which, if not paid, have been assumed by GRANTEE.

County and city taxes for the current year and subsequent years, a lien not yet ascertainable, due or payable tax.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and/or assigns forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and/or 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.

NOTICE

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION OBTAINED FROM THE PARTIES AND GRANTORS' PREVIOUS DEED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY THEREOF, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS SHE RENDERED A TITLE OPINION OF ANY KIND AND THE PREPARER MAKES NO WARRANTY OR REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY AND THAT A SURVEY, TITLE EXAMINATION AND TITLE INSURANCE HAVE NOT BEEN OBTAINED.

THE PARTIES HAVE BEEN INFORMED THAT A MORE CURRENT TITLE EXAMINATION AND SURVEY COULD PROVIDE RELEVANT INFORMATION AS TO THE QUALITY OF THE TITLE CONVEYED, AND ANY OTHER CLAIMS, LIENS OR ENCUMBRANCES AFFECTING TITLE.

WITNESS this the 27th day of April, 2026.

GRANTOR:

Richard M. Jones

Amy S. Helman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Richard M. Jones and Amy S. Helman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom I have acknowledged as executing the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 27th day of April, 2026.

Sara O. Thomas, NOTARY PUBLIC
My Commission Expires: September 28, 2026

SARA O. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

OATH OF VALUE

As a transfer by a transferor of real estate to a revocable living trust created by the same transferor, this instrument is exempt from tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) and likewise the valuation oath is unnecessary pursuant to T.C.A. § 67-4-409(a)(1)(E).

CERTIFICATE OF AUTHENTICITY

I, Sara O. Thomas, 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 April 27, 2026.

Sara Thomas
Attorney at Law

April 27, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Sara O. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 27 day of April, 2026.

NOTARY PUBLIC

My Commission Expires: 10/20/29

KODI STEVEN CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 20, 2029