#18186

Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
26-0201

Karen Johnson Davidson County
Batch # 1472604 DEEDWARR
09/15/2026 11:03:16 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20260915-0085547

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Dairis Valdis Hernandez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of September, 2026

Notary Public

Commission Expires: 10/21/2028

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dairis Valdes Hernandez 337 Janette Avenue Goodlettsville, TN 37072	Pinnacle Bank 21 Platform Ways Ste. 200 Nashville TN 37203	033-08-0-143.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Richard G. Hellem and Andra D. Hellem, husband and wife and Jesse G. Hellem, Trustee of The Irrevocable Trust of Richard G. Hellem and Andra D. Hellem, dated April 2, 2025** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dairis Valdes Hernandez, a married woman

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 285 on the Plan of Gatewood, Section 3, as shown by plat of record in Plat Book 4175, Page 49-50, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Richard G. Hellem and Andra D. Hellem, husband and wife, by Quitclaim Deed by Trustee from Jesse G. Hellem, Trustee of the Irrevocable Trust of Richard G. Hellem and Andra D. Hellem, dated April 2, 2025, dated 4/3/2026 and recorded 4/6/2026 in Instrument No. 20260406-0027532; and being the same property previously conveyed to Jesse G. Hellem, Trustee of the Irrevocable Trust of Richard G. Hellem and Andra D. Hellem, dated April 2, 2025 by Quitclaim Deed to Trustee from Richard G. Hellem and Andra D. Hellem, husband and wife, dated 4/2/2025 and recorded 4/2/2025 in Instrument No. 20250402-0025153; and being the same property previously conveyed to Richard G. Hellem and Andra D. Hellem, as husband and wife, by Quitclaim Deed by Trustee from Richard G. Hellem and Andra D. Hellem, Trustee of the Revocable Trust of Richard G. Hellem and Andra D. Hellem, dated December 4, 2024, dated 4/2/2025 and recorded 4/2/2025 in Instrument No. 20250402-0025073; and being the same property previously conveyed to Richard G. Hellem and Andra D. Hellem, husband and wife, by Quitclaim Deed to Trustee from Richard G. Hellem and Andra D. Hellem, husband and wife, dated 12/4/2024 and recorded 12/9/2024 in Instrument No. 20241209-0095543; and being the same property previously conveyed to Andra D. Hellem and Richard G. Hellem, wife and husband, by Warranty Deed from Adam Wilson and Tiffany Ramsey, now Wilson, husband and wife, dated 8/23/2013 and recorded 9/6/2013 in Instrument No. 20130906-0094474, Register's Office for Davidson County, Tennessee. ***Lot No. 285 inncorrectly referenced as Lot No. 385 on prior deeds***

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 337 Janette Avenue, Goodlettsville, TN 37072

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, their heirs and assigns forever; and we so covenant with 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 is 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of September, 2026.

Richard G. Hellem

Richard G. Hellem

Andra D. Hellem

Andra D. Hellem

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard G. Hellem and Andra D. Hellem** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 14th day of September, 2026.

Kim Graves

Notary Public
My Commission Expires: 8.1.28

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

(Notary Seal)

The Irrevocable Trust of Richard G. Hellem and Andra D. Hellem, dated April 2, 2025

Jesse G. Hellem, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jesse G. Hellem, Trustee of the Irrevocable Trust of Richard G. Hellem and Andra D. Hellem with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 9th day of September, 2026.

(Notary Seal)

Kayla R. Johnson

Notary Public
my commission expires: 3/23/27

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY