Karen Johnson Davidson County
Batch# 1482508 DEEDWARR
10/08/2026 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $3,699.99
20261008-0092623

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $999,998.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF Oct., 20 26

Notary Public

MY COMMISSION EXPIRES: 7-3-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Paul Helm, III and Anne Marie Helm	New Owner	
(NAME)	(NAME)	082-08-0-438.00
615 North 9th Street		
(ADDRESS)	(ADDRESS)	
Nashville TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Trf Enterprise LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Joseph Paul Helm, III and Anne Marie Helm, a married couple,** HEREINAFTER CALLED THE GRANTEE, 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. 1 on the Plan of Subdivision of F. O. Beazley's McFerrin Addition to East Nashville of record in Instrument No. 20230831-0068338, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to TRF Enterprise, LLC, a Tennessee Limited Liability Company by Warranty Deed from Jarrett Strickland and Marnique Strickland, husband and wife of record in Instrument No. 20240724-0056076 Register's Office for Davidson County, Tennessee, dated July 22, 2024 and recorded on July 24, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

615 North 9th Street, Nashville, TN 37206

unimproved _
This is improved x property, known as

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 do 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 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 this 2nd day of October, 2026.

Trf Enterprise LLC, a Tennessee Limited Liability Company

By: Eric Ruffin, Sole Member
Eric Ruffin, Sole Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

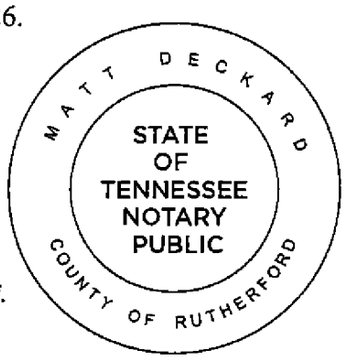
Before me, a notary public of the state and county mentioned, personally appeared (via audio/video communication) Eric Ruffin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Trf Enterprise LLC, the within named bargainor, a Tennessee Limited Liability Company, and that as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office this 2nd day of October, 2026.

Notary Signature

My commission expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.



Online Notary Public
My Commission Expires
May 16, 2027

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 the _____ day of 10/2/26, 2026.

Affiant Signature

10/2/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of October, 2026.

Notary's Signature (Notary Seal)
My Commission Expires: 7/14/2030

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY