

This instrument prepared by:
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**BK/PG: IN400/1272-1276
21004386**

5 PGS-AL-QUITCLAIM DEED/EXEMPT	
SHARON BATCH: 57705	12/03/2021 - 01:14:44 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	27.00

STATE OF TENNESSEE, GRAINGER COUNTY
RICK DIAMOND
REGISTER OF DEEDS

WARNING TO GRANTOR: The execution of this quitclaim deed may result in the default of any Deed of Trust for which this Property currently stands as collateral and cause the underlying Promissory Note to become immediately due and payable.

WARNING TO GRANTEE: The Grantees failure to promptly record this instrument may seriously impair the grantees rights respecting the described property.

WARNING TO GRANTOR AND GRANTEE: The preparer of this instrument makes no representations or warranties as to the accuracy of the legal description contained herein, nor the ownership of the described property, nor the status of title of the described property.

QUITCLAIM DEED AS TENANTS IN COMMON

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of ONE DOLLAR (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, COURTNEY LEE (PARKER) HELTON, hereby quitclaims unto COURTNEY LEE (PARKER) HELTON, JONATHAN RYAN HELTON, ZACHARY ALAN HELTON and KRISTIN LEE (HELTON) WEBB, as tenants in common, a one-twelfth (1/12th) undivided interest each, and unto NANCY FAYE WALLACE and BRENDA KAYE HICKEY, as tenants in common, a one-sixth (1/6th) undivided interest each, and unto DEBRA DENISE HICKEY, THOMAS LEE HICKEY and TODD ALAN HICKEY, as tenants in common, a one-ninth (1/9th) undivided interest each, in and to the following described real estate:

**Map: 048, Ctrl Map: 048, Parcel: 027.00
Property Address: Coffey Lane**

SITUATE in the FIRST Civil District of **Grainger County, Tennessee**, and more particularly bounded and described as follows:

Tract One: SITUATED in District 1 of Grainger County, Tennessee, described and bounded as follows: Bounded on the north by the Nash heirs; on the south by Farmer (now George Turner); on the west by the Williamson & Bryan (now Mrs. Lela Roberts and A. M. Nancy) and on the east by George Turner, containing 2 acres, more or less.

Tract Two: SITUATED in District 1 of Grainger County, Tennessee, described and bounded as follows: BEING about 3 acres of land, more or less, on which there is a dwelling house in which the Hickey's live, further described as follows:

BEGINNING on a stake at the corner of a fence at a sycamore tree on the "Bunch Trace Road" in front of G. N. Russell's residence, thence south with the wire fence at a stake at the Old Bryan Corner (not Emert Tate); thence South 80 ½ West 32 poles to a stake; thence north 7310 west 22 poles and 15 links to a stake on the east bank of the creek; thence same direction to a stone and sycamore stump near the edge of the creek; thence northwestwardly up with the George Turner line to a stone in the mouth of a gulley; thence with the bottom of the gulley to a small walnut tree in the gulley near the house on the land herein conveyed; thence northward to the public road a stone on the south side of the road; thence with the road to the beginning corner, and eastward direction, as described in deed of Dan Farmer and wife, to Sam Hickey and wife, dated May 1, 1942 and recorded in Book of Deeds Vol. 71 at page 264 in the Register's Office of Grainger County, Tennessee to which deed reference is here made for title, description and last conveyance.

Tract Three: BEGINNING at a stake at the south edge of Bunch's Trace Road, being a corner of other lands of Sam Hickey and wife, Lockie Hickey, running a southward direction with the line of Olevia Turner, running a southward direction with line of Hickey and wife, a straight line 138 feet and 6 inches to a walnut tree; thence running a westward direction to a straight line 326 feet to a stake in bank of a gulley; thence running a northward direction a straight line 270

feet to a point at the south edge of the Old Bunch Trace Road, said point being near a tile; thence running an eastward direction with the meanders of said road 162 feet to the BEGINNING, being about ½ to 1 acre, more or less.

Tract Four: BEGINNING at a stake near a tile on the south side of the “old Bunch” Trace Road, Hickey’s corner; thence south to the bottom of a gulley to a stake near a power pole; thence with the gulley west across the “Big Creek” to the line of A. M. Nance; thence north a straight line with George McEhaney and Kenneth Staley and Elmer Woods to a corner, Elmer Woods and Deadrick Young; thence East with the line fence of Deadrick Young to Deadrick Young’s corner; thence south to a hollow still running with Deadrick Young’s line fence; thence west down the holler with the gulley with the line of J. T. McElhaney to a Buckeye tree; thence running with the fence on North side of the gulley to the “Old Bunch Trace Road”, to the point of BEGINNING, being 29 ½ acres, more or less.

THERE IS EXCEPTED from the above described tract of land, the following, to-wit:

BEGINNING at the Buckeye tree, with J. T. McElhaney running to the “Old Bunch Trace Road”, north out the road to a gulley with line fence of Sam Hickey, to the north side of the gulley to the BEGINNING corner, being ½ acre, more or less, upon which is located a three room house. This small tract being owned by Olevia Turner.

For further reference to **Tract Four** described in this deed, reference is made to Deed Book Vol 66, page 96, in the Register’s Office at Grainger County, Tennessee. From this description, several tracts have been conveyed to other parties leaving the above tract as described.

BEING the same real estate conveyed to COURTNEY LEE PARKER HELTON by the LAST WILL AND TESTAMENT OF DOROTHY EMALINE PARKER dated January 2, 20216 as appearing in Probate Book 15, page 328, and recorded in the Register’s Office for Hamblen County, Tennessee, in **Deed Book 1772, Page 874.**

The above descriptions are the same used prior deed.

THIS CONVEYANCE is made subject to the restrictions and easements as may be binding on the above described property as contained in former deeds conveying title to this real estate and recorded declarations of restrictions.

NOTWITHSTANDING the recitation of consideration having been paid and received this conveyance is a **gift** of real property interests and not a below fair market sale of real property interests.

IN WITNESS WHEREOF, the undersigned have caused their hands to be set on this 30th day of NOVEMBER, 2021.

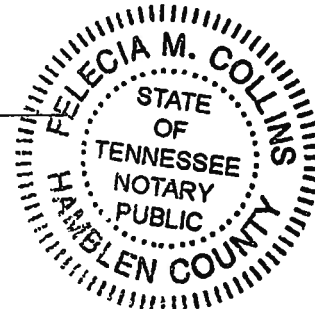
Courtney Lee Parker Helton
COURTNEY LEE (PARKER) HELTON

STATE OF TENNESSEE
COUNTY OF HAMBLEN

Personally appeared before me, FELECIA M. COLLINS a Notary Public in and for the state and county aforesaid, COURTNEY LEE (PARKER) HELTON, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in said county this 30th day of November, 2021.

Felecia M. Collins
NOTARY PUBLIC
My commission expires: 7-1-23



Names and Address of Property Owner(s)

COURTNEY HELTON, ^{et al} 4887 Brookview Dr., Russellville, TN 37860

Name(s) and Address of person(s) responsible for Payment of Taxes.

COURTNEY HELTON, 4887 Brookview Dr., Russellville, TN 37860

I hereby swear or affirm that the actual or true value of this transfer, whichever is greater is \$ 0.

Courtney Lee Parker Helton
Affiant

Subscribed and sworn to before me this 30th day of November, 2021.

Lucia M. Collins
NOTARY PUBLIC

My commission expires: 7-1-23

