QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that **Patricia Bridges Armstrong** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **Dorothy Jean Lawson, as Fee Simple Absolute** all his/her right, title, and interest to the following described real estate, located in **Davidson County, Tennessee**, described as follows:

3835 Hydes Ferry Road, Nashville TN 37218

Legal description of said property is:

Land in the 13th Civil District if Davidson County, Tennessee, being part of the M.W. Brown Farm, and described according to a survey prepared by T.R. Sanford on August 19, 1954, as follows:

Beginning at a spike in the center of the Hydes Ferry Pike, said point being south 46 degrees 15 minutes east 76.6 feet from a spike opposite the southerly margin of a 25 foot lane; thence south 43 degrees 45 minutes west 436 feet to an iron pin; thence south 46 degrees 15 minutes east 96.2 feet to an iron pin; thence north 43 degrees 45 minutes east 436 feet to an iron pin in the center of Hydes Ferry Pike; thence with the center of said Pike North 46 degrees 15 minutes west 96.2 feet to the point of beginning.

Being the same property conveyed to Hal E. Bridges and wife, Dorothy C, Bridges, by deed from Walter C. Young and wife, Era G. Young, of record in Book 2346, page 585, said Register's Office.

Being the same property conveyed to Dorothy Coleman Bridges, by quitclaim deed from Hal E. Bridges, of record in Book 5199, page 887, said Register's Office, Davidson County, Tennessee.

Being the same property were Dorothy Coleman Bridges has since expired on June 19, 2003, of record in the State of Tennessee Office of Vital Records, Instrument No. 0304238. *See*, Exhibit A, (death certificate of Dorothy Bridges).

Being the same property conveyed to Patricia Bridges Armstrong, by Operation of Law, an Affidavit of Heirship, executed on January 26, 2011, and filed of record on January 27, 2011, Instrument No. 20110127-0007561, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF he/she has (ve) hereunto set his/her hand(s) and seal(s) this 24 day of February 2011.

Patricia Bridges Armstrong

Patricia Bridges Armstrong

Davidson County DEEDQC
Recvd: 03/02/11 12:11 3 pgs
Fees:17.00 Taxes:0.00
20110302-0016738

STATE OF Connecticut COUNTY OF Fairfield

On the 24th day of **February, 2011**, before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **Patricia Bridges Armstrong** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

My Commission Expires: Ray Hylton Notary Public State of Ct My Commission Expires April 30, 2011

Notary Public

Sworn and subscribed to me this 24th day of **February, 2011.**

The actual consideration for this transfer is –0-.

Affiant

My Commission Expires: **My Commission Expires: May 6, 2013**

Notary Public

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn and subscribed to me this 25th day of **February, 2011.**

Prepared by: Bell & Kinslow, PLLC at 2109 Buena Vista Pike, Nashville, TN 37218

Tax Parcel Number 069-11-0-059.00

Improved property known as/Address of owner:
Dorothy Jean Lawson, 3835 Hydes Ferry Road, Nashville, TN 37218

Send Tax Bills to: SAME

PINNACLE
Title & Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 / (615) 256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Tiffany R. Addison, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: _____

TIFFANY R. ADDISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013