BILL GARRETT, Davidson County
Trans:T20170000731 DEEDQC
Recvd: 01/04/17 12:30 2 pgs
Fees:12.00 Taxes:0.00
20170104-0000840

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER:
Gwen L. Sanders, Glenn L. Bridgewater and Dianna G. Armstrong
2148 Scarbrough Drive
Stone Mountain, GA 30088

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
01 10 0 244.00

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, I, **ANNIE L. ARMSTRONG** a widow, GRANTOR, do hereby quitclaim and convey unto my daughters, **GWEN L. SANDERS, GLENN L. BRIDGEWATER and DIANNA G. ARMSTRONG**, GRANTEES, all of my rights, title and interests in our property described as the following tract or parcel of land in Davidson County, Tennessee, to wit:

> **BEING** Lot No. 377 on the Plan of J.M., T.J. and G.W. Harding's Addition, as of record in Book 21, Page 80, Register's Office for said County.
>
> **SAID** Lot No. 377 fronts 50 feet on the westerly side of 23rd Avenue, North, formerly Lealand Street, and runs back between parallel lines 189 feet to an alley.
>
> **BEING** the same property conveyed to James P. Armstrong and Annie L. Armstrong by deed from Gwen L. Sanders, Glenn L. Bridgewater and Dianna G. Armstrong, of record as Instrument #20121011-0093101, Register's Office for Davidson County, Tennessee; **THE** said James P. Armstrong having since died leaving as his sole heirs his wife, Annie L. Armstrong, and daughters, Gwen L. Sanders, Glenn L. Bridgewater and Dianna G. Armstrong.

This is improved property known as 1717 23rd Avenue, North, Nashville, TN 37208

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand, on this 31st day of December, 2016.

Annie L. Armstrong
ANNIE L. ARMSTRONG

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 31st day of December, 2016, before me personally appeared **ANNIE L. ARMSTRONG**, bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Monica D. Edwards
NOTARY PUBLIC My Commission Expires: 7/3/2017

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS.**

Dianna B. Armstrong
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 31st day of December, 2016.

Monica D. Edwards
NOTARY PUBLIC My Commission Expires: 7/3/2017

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY