THIS INSTRUMENT WAS PREPARED BY:
Brad H. Frakes, Esq.
222 2nd Avenue North, Suite 360M
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20170002589 DEEDQC
Recvd: 01/10/17 13:50 3 pgs
Fees:17.00 Taxes:0.00
20170110-0002913

QUITCLAIM DEED

FROM: **STEVEN KELLY ARMSTRONG**
TO: **MAUREEN ADELE ARMSTRONG**

Map and Parcel No.:
136-10-0-080.00

Address New Owner(s) as follows:
3420 Meadowlake Terrace
Nashville, TN 37217

Send Tax Bills To:
Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, **MAUREEN ADELE ARMSTRONG**, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled ARMSTRONG vs. ARMSTRONG, Docket No. 16D_____, _____ Circuit Court for Davidson County, Tennessee, pursuant to a division of marital property.

Maureen Adele Armstrong
MAUREEN ADELE ARMSTRONG

Sworn to and subscribed before me, this 23rd day of November, 2016.

NOTARY PUBLIC

My Commission Expires: _____

B. H. FRAKES
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAY 9, 2017

FOR A CONSIDERATION, and in accordance with the terms of a *Marital Dissolution Agreement* executed by the parties on November 23rd 2016, the undersigned, **STEVEN KELLY ARMSTRONG**, does transfer, quitclaim and convey unto the said **MAUREEN ADELE ARMSTRONG**, all of his rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Property address: 3420 Meadowlake Terrace, Nashville, TN 37217
> A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:
> LAND in Davidson County, Tennessee, being Lot No. 436 on the plan of Priest Lake Park, Section 7-A, as of record in Book 5200, pages 107-109, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
> BEING the same property conveyed to Steven K. Armstrong, married, by Warranty Deed from Paul Bilyeu, unmarried, dated 9/8/05 and recorded 9/12/05 in Instrument No. 20050912-0108996, Register's Office for Davidson County, Tennessee.
> Being the same property conveyed to Steven K. Armstrong and Maureen A. Armstrong, husband and wife, by Quitclaim Deed from Steven K. Armstrong, of record in Instrument Number 20150505-0040670, Register's Office for Davidson County, Tennessee.

This is improved property known as 3420 Meadowlake Terrace, Nashville, Davidson County, Tennessee.

Witness my hand this 23rd day of November, 2016.

STEVEN KELLY ARMSTRONG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **STEVEN KELLY ARMSTRONG** the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of November, 2016.

NOTARY PUBLIC

My Commission Expires: _____

B. H. PRAKES
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAY 8, 2017

State of TENNESSEE)
County of DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is -$0-.

Maureen Adele Armstrong

AFFIANT: MAUREEN ADELE ARMSTRONG

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of November, 2016.

B H Frakes

NOTARY PUBLIC

My Commission Expires: _____

B. H. FRAKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2017