BILL GARRETT, Davidson County
Trans:T20170040006 DEEDQC
Recvd: 05/10/17 14:15 3 pgs
Fees:17.00 Taxes:0.00
20170510-0046566

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, TN 37203
(615) 329-0370

ADDRESS OF NEW OWNER:
Annie L. Armstrong
c/o 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, we, **GLENN L. BRIDGEWATER and DIANNA G. ARMSTRONG,** (both unmarried) GRANTORS, do hereby quitclaim and convey unto our mother, **ANNIE L. ARMSTRONG,** GRANTEE, all of our 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; **AND** being the same property conveyed to Gwen L. Sanders, Glenn L. Bridgewater and Dianna G. Armstrong by deed from Annie L. Armstrong of record as Instrument #20170104-0000840, Register's Office for Davidson County, Tennessee.

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, we have hereunto set our hands, on the dates indicated below our signatures.

Glenn L. Bridgewater

GWEN L. SANDERS
Date: _____

GLENN L. BRIDGEWATER
Date: 4-11-17

Dianna G. Armstrong

DIANNA G. ARMSTRONG
Date: 4-11-17

STATE OF)
)
COUNTY OF)

On this the ___ day of _____, 2017, before me personally appeared **GWEN L. SANDERS**, 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.

_____ My Commission Expires: _____
NOTARY PUBLIC

STATE OF Georgia)
)
COUNTY OF DeKalb)

On this the 11 day of April, 2017, before me personally appeared **GLENN L. BRIDGEWATER**, 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.

Christie Staples My Commission Expires: 6/18/2017
NOTARY PUBLIC

STATE OF Georgia)
)
COUNTY OF Dekalb)

On this the 11 day of April, 2017, before me personally appeared **DIANNA G. 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.

NOTARY PUBLIC My Commission Expires: 6/18/17

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Ashley Pospisil
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 11th day of April, 2017.

NOTARY PUBLIC My Commission Expires: 3/8/21

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.