Bill Garrett Davidson County
Batch# 25147 DEEDQC
11/13/2017 02:51:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171113-0116474

Prepared from information submitted by the parties without opinion of title by Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
John A. Armstrong, et. ux.
1520 Hunters Lane
Nashville, TN 37207

SEND TAX BILLS TO:
Same

TAX MAP/PARCEL #
Map 032
Parcel 043.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: That for and in consideration of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, We, **JOHN AARON ARMSTRONG and wife JACQUELINE ARMSTRONG,** by these presents quitclaim and convey unto **JOHN A. ARMSTRONG and JACQUELINE ARMSTRONG, TRUSTEES of the JOHN & JACQUELINE ARMSTRONG FAMILY TRUST OF 2006,** a trust constituted under the law of California, all of our right, title and interest in and to the following parcel of land in Davidson County, Tennessee, described in the language of the prior deed as follows:

> Property located at 1520 Hunters Lane in Nashville, 3rd Councilmanic District of Davidson County, Tennessee. Being shown as parcel 43.00 on Davidson County Property Map 32, and being more particularly described according to a survey by Crenshaw Land Surveying, P.L.L.C., William E. Crenshaw, R.L.S. #2395, dated December 7, 2015, as follows:
>
> BEGINNING at an iron pin set in the Northerly right-of-way of Hunters Lane at the Southeast corner of the herein described tract. Said pin being the Southwest corner of the John Franklin Hayes et ux property of record in DB 4268, Pg. 744, R.O.D.C., TN. Thence, from said POINT OF BEGINNING, along the Northerly right-of-way of Hunters Lane, 25 feet from the centerline, North 82 degrees 52 minutes 58 seconds West - 245.53 feet to a point in the center of a creek. Said point being the Southwest corner of the herein described tract and Southeast corner of the Francoise Blanpain property of record in Instrument Number 20121001-0089205, R.O.D.C., TN. Thence, leaving the right-of-way of Hunters Lane, with the Easterly line of Blanpain and with the center of said creek the following calls: North 25 degrees 01 minutes 13 seconds East - 38.61 feet to a point; Thence North 25 degrees 35 minutes 42 seconds East - 86.387 feet to a point; Thence North 35 degrees 28 minutes 51 seconds East - 79.74 feet to a point; Thence North 03 degrees 53 minutes 40 seconds East - 51.86 feet to a point; Thence 50 degrees 03 minutes 30 seconds West - 62.31 feet to a point; Thence North 34 degrees 32 minutes 48 seconds East - 50.68 feet to a point; Thence 05 degrees 18 minutes 00 seconds West - 48.90 feet to a point, Thence 32 degrees 16 minutes 34 seconds West - 87.36 feet; Thence North 45 degrees 26 minutes 35 seconds East - 17.30 feet to a point; Thence North 50 degrees 07 minutes 07 seconds West - 34.36 feet to a point; Thence North 16 degrees 13 minutes 19 seconds West - 60.25 feet to a point; Thence North 46 degrees 45 minutes 13 seconds West - 21.25 feet to a point; Thence North 25 degrees 55 minutes 04 seconds East - 81.05 feet to a point; Thence North 26 degrees 11 minutes 34 seconds West - 64.93 feet to a point, Thence North 40 degrees 33 minutes 27 seconds West - 116.65 feet to a point in the center of said creek and the Southerly line of the Gloria E. M. Martin, Trustee property of record in Instrument Number 20021030-0132807, R.O.D.C., TN. Thence, leaving said creek, along with Southerly line of Martin, South 87 degrees 17 minutes 45

seconds East 290.32 feet to a fence corner in the Easterly line of Hayes, aforementioned. Thence, with the Westerly line of Hayes, South 04 degrees 15 minutes 00 seconds West - 779.47 feet to the point of beginning, containing 3.44 acres, more or less.

Being the same property conveyed to John Aaron Armstrong and and wife, Jacqueline Armstrong by Warranty Deed from Patsy Anne Jackson, dated May 22, 2017 and filed in Instrument Number 20170526-0052449, said Register's Office.

This is improved property located at and known as 1520 Hunters Lane, Nashville, Tennessee 37207

The preparer has not opined to any party with respect to any matter of title, survey, tax consequences, the effect of this conveyance upon eligibility for public benefits, or the terms of any undertaking by which the property is encumbered.

Witness the signatures of the Grantors on the date(s) indicated:

John Aaron Armstrong

Jacqueline Armstrong

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **John Aaron Armstrong and Jacqueline Armstrong**, the bargainors, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and seal this date: 10/20/2018

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/2/2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Sworn to and subscribed before me this date: 10/20/2018

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/2/2019