Bill Garrett Davidson County
Batch# 107264 DEEDQC
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Fees: $17.00 Taxes: $0.00
20180621-0060087

This Document Prepared By:
Law Office of Melanie B. Shada, LLC
126 Stonehenge Drive, Suite C-3
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Fairfield Glade, Tennessee 38558
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After Recording, Mail To:
Denise Smith Armstrong, Trustee
31 Brambleton Court
Fairfield Glade, TN 38558

Mail Tax Statements To Property Owner:
Denise Smith Armstrong, Trustee
31 Brambleton Court
Fairfield Glade, TN 38558

QUIT CLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, together with other good and valuable consideration not herein mentioned, receipt of all of which is hereby acknowledged, I, **Denise S. Armstrong,** do hereby quitclaim, transfer and convey unto **THE DENISE SMITH ARMSTRONG LIVING TRUST, U/A dated June 19, 2018**, its successors in trust, which property lies in Davidson County, Tennessee, bounded and described as follows:

Map-Parcel Number: 131050C11000CO

Land in Davidson County, Tennessee, being Unit No. 110, as shown on the plan of The Hillsborough Condominiums, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges and immunities relating thereto, whether or not appearing in the Publics Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

All matters as set forth per Plat Book 6250, Page 699, said Register's Office.

Master Deed and By-Laws filed for record in Book 6822, Page 721, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4161, Page 814, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6229, Page 484, said Register's Office.
Storm Water Detention Agreement of record in Book 6702, Page 330, said Register's Office.
Agreement of record in Book 6502, Page 938, said Register's Office.
Charter of Record in Book 7925, Page 64, said Register's Office.
Charter Amendment of record in Book 8350, Page 426, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is an improved property known as 110 Forest Place Circle, Nashville, TN 37215.

Being the same property conveyed to Denise S. Armstrong, by virtue of a Quit Claim Deed dated October 8, 2015 from James M. Armstrong, Jr., of record in Instrument Number 20151123-0118721, Register's Office, Davidson County, Tennessee.

The recording of this deed is exempt from recordation tax pursuant to Tennessee Code Annotated §67-4-409(a)(3)(F), since it transfers real estate to a revocable living trust.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

No boundary survey was made at the time of this conveyance, and the legal description is not different from the previous deed of record.

WITNESS my hand and signature on this the **19th day of June, 2018.**

Denise S. Armstrong

DENISE S. ARMSTRONG

STATE OF TENNESSEE)
) ss.
COUNTY OF CUMBERLAND)

On this **19th day of June, 2018**, before me, the undersigned, personally appeared **DENISE S. ARMSTRONG** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.



Notary Public for the State of Tennessee

My Commission Expires 12-8-2018

This instrument was prepared at the specific request of the parties, based solely upon information supplied by one or more of the parties to this instrument, and without examination of title or being furnished a survey. The preparer makes no representations or warranties as to the accuracy of the description or the status of the title to the property. The preparer of this instrument assumes no liability for any errors, inaccuracies, or omissions in this instrument resulting from the information provided, and the parties hereto signify their assent to this disclaimer by the execution and the acceptance of this instrument.