Bill Garrett Davidson County
Batch# 107264 DEEDQC
06/21/2018 01:59:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180621-0060088

**This Document Prepared By:**
Law Office of Melanie B. Shada, LLC
126 Stonehenge Drive, Suite C-3
P.O. Box 1972
Fairfield Glade, Tennessee 38558
(931) 787-5881

**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 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: 104 11 0J003.00**

Land in Davidson County, Tennessee, being part of the Plan of Peabody Place Condominium Apartments, as of record in Book 6323, page 188, Register's Office for Davidson County, Tennessee, the part hereby described being:

Unit No. 3 on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Peabody Place Condominiums.

This conveyance is subject to:

1. The Plan of record in Book 6323, page 188, said Register's Office, shows an owners certificate, certain setback lines and certain easements.

2. Liens for any unpaid assessments and/or special assessments.

3. Terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of Peabody Place Condominium of record in Book 6323, page 188, and Bylaws of Peabody Place Condominium of record in Book 6323, page 173 said Register's Office.

4. Deed of Trust of record in Book 6361, page 511 said Register's Office.

This is improved property known as Unit #3, 2120 Acklen Ave., Nashville, TN 37212

Being the same property conveyed to Denise Armstrong, by virtue of a Quit Claim Deed dated October 8, 2015 from James Armstrong, of record in Instrument Number 20151123-0118720, 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.

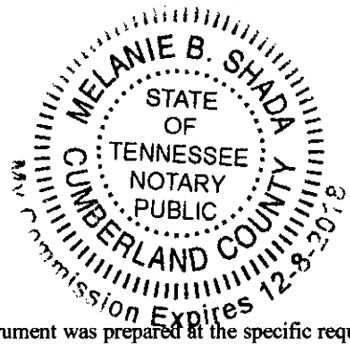
**WITNESS** my hand and signature on this the **19th day of June, 2018**.

Denise S. Armstrong
**DENISE ARMSTRONG**

STATE OF TENNESSEE )
) ss.
COUNTY OF CUMBERLAND )

On this **19th day of June, 2018**, before me, the undersigned, personally appeared **DENISE 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.