Bill Garrett Davidson County
Batch# 107264 DEEDQC
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Fees: $12.00 Taxes: $0.00
20180621-0060089

This Document Prepared By:
Law Office of Melanie B. Shada, LLC
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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 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: 141-6-D-10.00

Land in Davidson County, Tennessee, being Unit No. 10 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said unit.

This is an improved property located at 3019 Harpeth Springs Drive, Nashville, TN 37221.

This conveyance is made 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.

Being the same property conveyed to Denise Armstrong, by virtue of a Quit Claim Deed dated October 8, 2015 from James M. Armstrong, Jr., of record in Instrument Number 20151123-0118722, 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.

MELANIE B. SHADA
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY
My Commission Expires 12-8-2018

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.