MAP: 150-1
GROUP:
PARCEL: 110

Karen Johnson Davidson County
Batch# 235382 DEEDQC
05/28/2019 01:25:02 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20190528-0050144

This instrument prepared by:
James B. Dance, Attorney
216 Main St. N
Carthage, Tennessee 37030
Upon information furnished by the parties. No title opinion requested

Send Tax Bills To: New Owner

DANIELLE ROBICHAUD
516 Rural Hill Road
Nashville, Tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0-
Danielle Robichaud **Affiant**
Subscribed and sworn before me this the
28 **Day of** May, **20** 19.
Brandi Wills, **Deputy Register**

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, and for the love and affection we have for each other and the Grantee, the receipt and sufficiency of which is hereby acknowledged,, we **DIANA FARMER, STEPHANIE BABCOCK, JENNIFER GREENLEE** and **SARA COX,** have this day bargained and sold and by these premises do hereby remise, release and forever quitclaim unto **DANIELLE ROBICHAUD**, daughter of Grantor Diana Farmer and sister of the other Grantors, her heirs and assign our entire right, title and interest in and to the following described tract or parcel of land lying and being in Davidson County, Tennessee and being bounded and described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 30 on the Plan of Edge- of -Lake Subdivision, Section IV, as of record in Book 3600, pages 87 and 88, Registers Office for said County.
Said lot No 30 fronts 80 feet on the easterly side of Rural Hill Road, and extends back 122.70 feet on the northerly line and 128.80 feet on the southerly line, to a dead line in the rear on which it measures 91.24 feet.

This conveyance is made subject to restrictive covenants, easements and set-back lines applicable to said property and taxes which may be due at the time of this conveyance.
This property is known as 516 Rural Hill Road, Nashville, Tennessee 37217.

And being the same property as that conveyed to Albert Hughes Armstrong and wife Ercell R. Armstrong on August 9, 1966 by Corporate Warranty Deed from Thurman & Stevens Construction Company, Inc. Ralph D. Stevens, President, Inc. which is recorded in Book 114, page 641, Registers Office of Davidson County, Tennessee. Said Ercell R. Armstrong died April 24, 1997 in Davidson County, Tennessee and Albert Hughes Armstrong acquired full ownership of said property as tenant by the entirety. Albert Hughes Armstrong died intestate in Davidson County on May 9, 1997 leaving as his sole heir, his son, Albert H. Armstrong. See "Afidavit of Titleship" prepared by and signed by Albert H. Armstrong on September 22, 1998 of record in Book 11121, page 960 Register's Office of Davidson Count, Tennessee, Albert H. Armstrong died intestate in Davidson County, Tennessee on June 29,2012 leaving Grantors and Grantee herein as his sole heirs.

The Spouse of each Grantor signs this Quit Claim Deed to convey to Grantee any and all claims that they may have to the property conveyed.

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

The preparers of this instrument have not made a title examination of the herein described property an no assurance is made of title.

Possession with Quit Claim.

Witness our signatures this the 22nd day of May, 2019.

DIANA FARMER

(Widow of Albert H. Armstrong)

THOMAS FARMER

(Husband of Diana Farmer)

STEPHANIE BABCOCK

(Daughter of Albert H. Armstrong)

WAYNE BABCOCK

(Husband of Stephanie Babcock)

JENNIFER GREENLEE

(Daughter of Albert Armstrong)

JOHN GREENLEE

(Husband of Jennifer Greenlee)

SARA COX

(Daughter of Albert H. Armstrong)

THOMAS COX

(Husband of Sara Cox)

STATE OF TENNESSEE

COUNTY OF SMITH

Personally, appeared before me, the undersigned, a Notary Public in and for the County and State, the within named DIANA FARMER and husband, THOMAS FARMER, STEPHANIE BABOCK and husband, WAYNE BABCOCK, JENNIFER GREENLEE and husband JOHN GREENLEE, and SARA COX and husband, THOMAS COX with whom I am personally acquainted, or who proved their identity to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS OUR HANDS and official seal at office in Carthage, Smith County Tennessee, this the 22nd day of May 2019.

NOTARY PUBLIC

My Commission Expires: 5-10-21

