Karen Johnson Davidson County
Batch# 281610 DEEDQC
09/05/2019 03:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190905-0089849

THIS INSTRUMENT PREPARED BY:

Box #14

ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Horace Dewayne Armstrong, et al. 5929 Fireside Drive Brentwood, Tennessee 37027	Owner	16016005900

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Diane Long and Jim Long, wife and husband**, hereinafter called the Grantors, by these presents do transfer, convey and quitclaim unto **Horace Dewayne Armstrong, Vincent Glenn Armstrong, and : First Tennessee Bank, N.A., as Trustee of the Trust U/W of Jeanette L. Armstrong fbo David B. Todd, IV**, hereinafter called the Grantees, their heirs and assigns, all of Grantors' interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 62 on the Plan of Revised Phase 6, Hearthstone, of record in Book 6900, page 254-255, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James W. Armstrong and Jeanette L. White n/k/a Jeanette L. Armstrong, both unmarried as tenants in common with the right of survivorship, by Deed dated December 30, 1987, by Radnor Homes, Inc., of record in Book 7443, Page 30, said Register's office. James W. Armstrong predeceased Jeanette L. Armstrong, leaving Jeanette L. Armstrong as the sole owner of the property. Jeanette L. Armstrong having since died testate on November 11, 2017. The Last Will and Testament of Jeanette L. Armstrong (the "Will"), was submitted to Davidson County Probate Court on January 23, 2018, Docket No. 18P139. Under the Will, title to the property was vested fifty percent (50%) to be held in trust for the benefit of David B. Todd, IV, twenty-five percent (25%) to Horace Dewayne Armstrong and twenty-five percent (25%) to Vincent Glenn Armstrong. Also pursuant to the Will, there was a conditional bequest to Diane Long and Jim Long. The conditions for the bequest were not satisfied and the interest Diane Long and Jim Long were to have received was bequeathed to the trust for the benefit of David B. Todd, IV.

THIS improved property, known as 5929 Fireside Drive, Brentwood, Tennessee 37027.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This conveyance is made to certify that the Grantors received no interest in the property under the Last Will and Testament of Jeanette L. Armstrong, and to certify that Horace Dewayne Armstrong, Vincent Glenn Armstrong, and First Tennessee Bank, as Trustee, to be held in trust for David B. Todd, IV, are the rightful owners of the aforementioned property.

IN WITNESS WHEREOF, this instrument has been executed this 3 day of September, 2019.

Diane Long

Diane Long

Jim Long

Jim Long

STATE OF INDIANA]
COUNTY OF Marion]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Diane Long and Jim Long, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 3 day of September, 2019.

Brandi M Borreggine
Notary Public Seal State of Indiana
Marion County
My Commission Expires 08/19/2023

Notary Public
My Commission Expires: 08-19-2023

STATE OF ~~INDIANA~~ TENNESSEE]
COUNTY OF Davidson]

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 5 day of September, 2019.

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 11/8/21

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023