Karen Johnson Davidson County
Batch# 323174 DEEDWARR
12/02/2019 02:26:30 PM 5 pgs
Fees: $28.00 Taxes: $650.83
20191202-0123801

THIS INSTRUMENT PREPARED BY
TREADWAY LEGAL
729 CHESTNUT STREET
CHATTANOOGA, TN 37402

GREGG S. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires 05-08-2023

STATE OF TENNESSEE
COUTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,900 (one hundred and seventy-five thousand and nine-hundred dollars.)

AFFIANT

Signed and sworn to before me on this 27th day of November, 2019.

Notary Public **My Commission Expires:** 5/8/2023

WARRANTY DEED

Lorena D. Nataren and German Yobani Albertos 403 Janette Avenue Goodlettsville, TN 37072	First Community 262 Robert Rose Dr # 200 Murfreesboro TN 37129	**033.12.0.118.00**

FOR AND IN CONSIDERATION of the sum of one hundred seventy-five thousand and nine hundred dollars ($175,900) and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael Wayne Armstrong, a married man, Jeffery Loran Armstrong, an unmarried man, Patrick Dean Armstrong, an unmarried man, William Neil Armstrong, an unmarried man, and Kevin Mathew Armstrong, an unmarried man, as devisees under the Last Will and Testament of Betty J. Armstrong,** have this day bargained and sold and do hereby transfer and convey to **Lorena D. Nataren, an unmarried woman, and German Yobani Albertos, an unmarried man,** and the Grantees herein, their heirs, successors, and assigns, all their interest in certain real estate in Davidson County to be held in fee simple.

The property hereby conveyed is described as follows:

> Land in Davidson County, Tennessee, being Lots(s) 235, as shown on the map entitled Gatewood, Section 1, record in Book 3300, pages 47 – 52, Register's Office for Davidson County, Tennessee, top which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Frank W. Armstrong, Jr. ETUS Betty J. Armstrong, by deed from Sherry Evelyn Hill, Unmarried, or record in Book 6264, page 963, dated March 30, 1984, said Register's Office. The said Frank W. Armstrong, Jr. having since died on or about

January 27, 2018 leaving Betty J. Armstrong the surviving tenant by the entirety. The said Betty J. Armstrong having since died testate on or about February 12, 2018 devising subject property to Michael Wayne Armstrong, Jeffery Loran Armstrong, Patrick Dean Armstrong, William Neil Armstrong, and Kevin Matthew Armstrong, pursuant to her will or record in the Probate Court of Davidson County, Tennessee, Docket No. 18P569.

This property is commonly known as 403 Janette Avé, Goodlettsville, Tennessee, 37072.

The wife of Michael Wayne Armstrong, Barbara Jo Armstrong, joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly her marital interest.

The said Jeffery Loran Armstrong and Jeffrey Lorin Armstrong are one and the same person.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand the 27th day of November, 2019, the bargaining party, having caused my name to be signed hereto on said day and date.

William Neil Armstrong

Michael Wayne Armstrong by William Neil Armstrong, Attorney-in-fact

The signature of Michael Wayne Armstrong is signed by his Attorney-in-Fact William Neil Armstrong pursuant to the Power of Attorney of record Instrument #_201912020123798_, Register's Office of Davidson County, Tennessee.

Jeffrey Lorin Armstrong by William Neil Armstrong, Attorney-in-fact

The signature of Jeffrey Lorin Armstrong is signed by his Attorney-in-Fact William Neil Armstrong pursuant to the Power of Attorney of record Instrument #_201912020123796_, Register's Office of Davidson County, Tennessee.

Patrick Dean Armstrong by William Neil Armstrong, Attorney-in-fact

The signature of Patrick Dean Armstrong is signed by his Attorney-in-Fact William Neil Armstrong pursuant to the Power of Attorney of record Instrument #_201912020123797_, Register's Office of Davidson County, Tennessee.

Kevin Mathew Armstrong by William Neil Armstrong, Attorney-in-fact

The signature of Kevin MathewArmstrong is signed by his Attorney-in-Fact William Neil Armstrong pursuant to the Power of Attorney of record Instrument #_201912020123800_, Register's Office of Davidson County, Tennessee.

Barbara Jo Armstrong by William Neil Armstrong, Attorney-in-fact

The signature of Barbara Jo Armstrong is signed by her Attorney-in-Fact William Neil Armstrong pursuant to the Power of Attorney of record Instrument #_201912020123799_, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of November 2019 before me personally appeared William Neil Armstrong, to me know to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand at office, this 27th day of November, 2019.

Notary Public My commission expires May 8, 2023

GREGG S. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY My Commission Expires 05-08-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of November, 2019, before me personally appeared William Neil Armstrong, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael Wayne Armstrong, and who acknowledged that he executed the same as the free act and deed of Michael Wayne Armstrong.

Witness my hand at office, this 27th day of November, 2019.

Notary Public My commission expires May 8, 2023

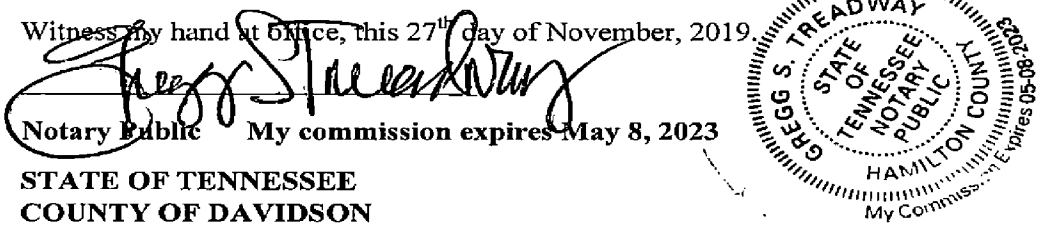
GREGG S. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY My Commission Expires 05-08-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of November, 2019, before me personally appeared William Neil Armstrong, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed

the foregoing instrument on behalf of Jeffrey Lorin Armstrong, and who acknowledged that he executed the same as the free act and deed of Jeffrey Lorin Armstrong.

Witness my hand at office, this 27th day of November, 2019.

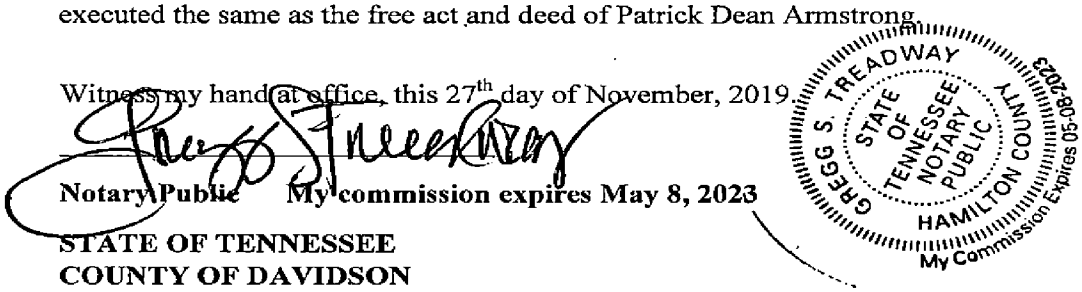


Notary Public My commission expires May 8, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of November, 2019, before me personally appeared William Neil Armstrong, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Patrick Dean Armstrong, and who acknowledged that he executed the same as the free act and deed of Patrick Dean Armstrong.

Witness my hand at office, this 27th day of November, 2019.

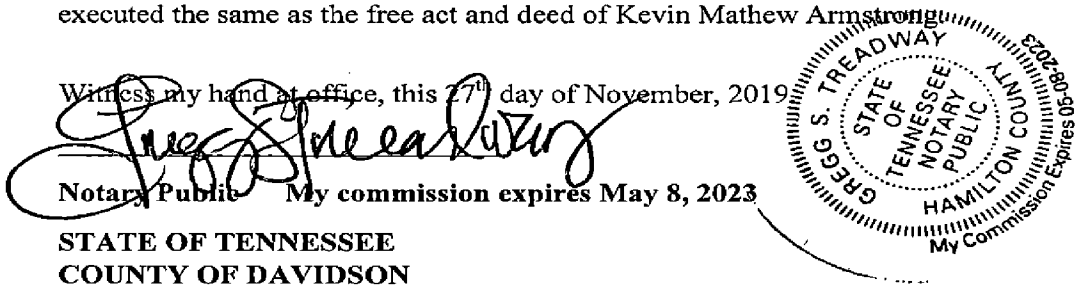


Notary Public My commission expires May 8, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of November, 2019, before me personally appeared William Neil Armstrong, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kevin Mathew Armstrong, and who acknowledged that he executed the same as the free act and deed of Kevin Mathew Armstrong.

Witness my hand at office, this 27th day of November, 2019.

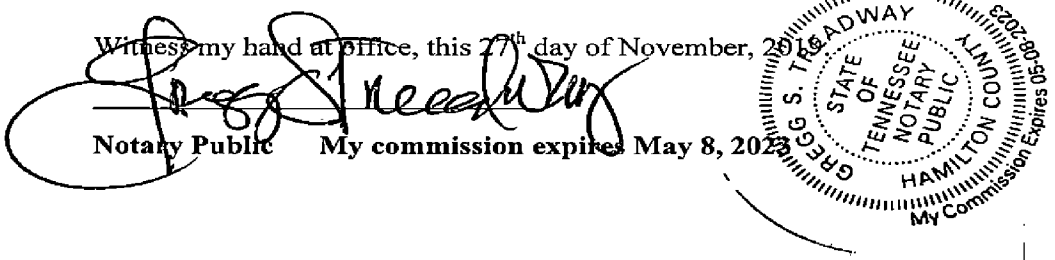


Notary Public My commission expires May 8, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of November, 2019, before me personally appeared William Neil Armstrong, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Barbara Jo Armstrong, and who acknowledged that he executed the same as the free act and deed of Barbara Jo Armstrong.

Witness my hand at office, this 27th day of November, 2019.



Notary Public My commission expires May 8, 2023

True Copy Certification

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY