(1)

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 342160 DEEDQC
01/13/2020 10:29:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200113-0004242

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration is $0.00

Affiant: Erica James

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
My Commission Expires Nov. 26, 2022

Notary Public: Barbara Collins
My Commission Expires: 11-26-2022

ADDRESS OF NEW OWNER:
Erica James
2228 Gilmore Crossing Lane
Nashville, TN 37218

SEND TAX BILLS TO:
Same

MAP/PARCEL:
058.09-0A-063.00 CO

QUITCLAIM DEED

For and in consideration of Ten Dollars (10.00), cash in hand paid, the receipt of which is hereby acknowledged, **ERICA M. ARMSTRONG, NOW KNOWN AS ERICA JAMES, UNMARRIED,** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to **ERICA JAMES, UNMARRIED**, (hereinafter referred to as "**GRANTEE**") her successors and assigns, in and to the following described tract of land:

Being Lot 58, on the plan of Creekside Trails - Phase 3, of record in Instrument No. 20040615-0070696, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Erica M. Armstrong, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated September 30, 2004, of record in Instrument No. 20041007-0121386, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as: 2228 Gilmore Crossing Lane, Nashville, TN 37218.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this document was executed this 3rd day of January, 2020.

Erica M. Armstrong, now Known as Erica James

ERICA M. ARMSTRONG, NOW KNOWN AS ERICA JAMES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **ERICA M. ARMSTRONG,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 3rd day of January, 2020.

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires Nov. 26, 2022

Barbara Collins
Notary Public

My Commission Expires: 11-26-2022