THIS INSTRUMENT PREPARED BY:

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Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129
615-895-9339

NAME AND ADDRESS OF NEW OWNERS:

Stephanie L. Treftz
109 Cima Drive
Goodlettsville, TN 37072

SEND TAX BILLS TO: SAME

Karen Johnson Davidson County
Batch# 344567 DEEDQC
01/16/2020 02:01:35 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200116-0005966

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QUITCLAIM DEED

Map No. 025-12-0; Parcel No. 054.00

THIS INSTRUMENT made and entered into on this the 8th day of January, 2020, by and between, **RICHARD TREFTZ and ROY NEAL ARMSTRONG, JR. A/K/A NEAL ARMSTRONG and JENNIFER ARMSTRONG N/K/A JENNIFER DIETSCH** ("Grantors"), and **STEPHANIE L. TREFTZ** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors convey, transfer, release, relinquish, and quitclaim unto Grantee, Grantee's heirs and assigns, all Grantors' right, title and interest in and to the following described real estate, to wit:

LAND in Davidson County. Tennessee, being Lot No. 35 and the southerly part of Lot No. 36 on the Map of Clark Place, Section Four, as of record in Book 2331, Page 74, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southeasterly margin of Cima Drive, at the common corner of Lots 34 and 35; thence with the margin of said drive, and with a slight curve, northeasterly 120 feet to a point; thence leaving said drive in a southeasterly direction 200 feet to a point in the rear line of Lot 36; thence southerly with the line of Lots 35 and 36, 143.7 feet to a monument in the rear line of Lot 35; thence continuing with the rear line of Lot 35, westerly 142 feet to a corner of Lots 34 and 35; thence with the line of said lots, northwesterly 254 feet to the beginning.

BEING the same property conveyed to Stephanie L. Treftz, married, and Linda A. Armstrong, unmarried, by Warranty Deed from Peggy S. Ferrell, a single woman, dated October 16, 2007 and filed for record October 18, 2007 in Instrument No. 20071018-0123656, in Register's Office of Davidson County, Tennessee.

The said Linda A. Armstrong died May 26, 2012, and by her duly probated Last Will and Testament of record Will Book 2012, page 568, in the Chancery Court of Sumner County, Tennessee, devised her interest in the subject property to her children and sole heirs, Richard Treftz, Roy Neal Armstrong, Jr., and Jennifer Armstrong.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property is known as 109 Cima Drive, Goodlettsville, TN 37072.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on this the 8th day of January, 2020.

ROY NEAL ARMSTRONG, JR.
A/K/A NEAL ARMSTRONG

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, ROY NEAL ARMSTRONG, JR. A/K/A NEAL ARMSTRONG, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at The General, this 8th day of January, 2020.

Sherry Waters
Notary Public

My Commission Expires: 3/8/2020

SHERRY WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on this the 7th day of January, 2020.

RICHARD TREFTZ

STATE OF TN)

COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, RICHARD TREFTZ, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at US Bank, this 7th day of January, 2020.

Notary Public

My Commission Expires: 10-18-22

SPENCER WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on this the 7th day of January, 2020.

JENNIFER ARMSTRONG
N/K/A JENNIFER DIETSCH

STATE OF TN)

COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, JENNIFER ARMSTRONG N/K/A JENNIFER DIETSCH, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at US Bank, this 7th day of January, 2020.

Notary Public

My Commission Expires: 10-18-22

SPENCER WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF Rutherford)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 13th day of January, 2020.

Notary Public

My Commission Expires: May 15th, 2021

J. KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN