Karen Johnson Davidson County
Batch# 386491 DEEDQC
04/16/2020 09:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200416-0039787

THIS INSTRUMENT PREPARED BY:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive #125
Nashville, TN 37211

Address New Owner(s)
Harry Armstrong
206 Rosehill Drive
Goodlettsville, TN 37072

Send Tax Bills To:
New Owner

Map & Parcel No.:
069-04-0-176.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we **Keith Neal, Pennye Neal and Satrina Neal Sutton** ("Grantors") hereby quitclaim and convey unto **Harry Armstrong, a married man** ("Grantees"), his heirs and/or and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in **Davidson** County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Haynes Park Subdivision, Section 2, as of record in Book 4460, page 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 81 fronts 89.55 feet on the northerly side of East Fairview Drive and runs back between lines, 144.04 feet on the easterly side and 103 feet on the westerly side and 103 feet on the westerly side to a line at the rear on which it measures 97.37 feet thereon.

Being the same property conveyed to Clarence A. Neal and wife, Esther W. Neal by Warranty Deed from W. L. Bainbridge Company dated June 12, 1973 and recorded in Book 4718, page 612, Register's Office for Davidson County, Tennessee. Said Clarence A. Neal having since died on May 28, 1984 leaving Esther W. Neal as the surviving tenant. Said Esther W. Neal having since died intestate on February 4, 2019 leaving her lawful heirs Keith Neal, Pennye Neal and Satrina Neal Sutton as described in the Affidavits of Heirship recorded in Instrument Numbers 202004160039785 **and** 202004160039786**, Register's Office for Davidson County, Tennessee.**

This is improved property known as **112 E. Fairview Dr., Nashville, TN 37218**.

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

IN WITNESS WHEREOF, the Grantor has (Grantors have) caused this instrument to be executed on this 20th day of March, 2020.

Keith Neal

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Keith Neal** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 20th March, 2020.

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 9-20-2022

IN WITNESS WHEREOF, the Grantor has (Grantors have) caused this instrument to be executed on this 20th day of March, 2020.

Pennye Neal

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Pennye Neal** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 20th March, 2020.

CARL E DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public My Commission Expires: 9-20-2022

IN WITNESS WHEREOF, the Grantor has (Grantors have) caused this instrument to be executed on this 20th day of March, 2020.

Satrina Neal Sutton

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Satrina Neal Sutton** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 20th March, 2020.

CARL E DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public My Commission Expires: 9-20-2022

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer is $00.00.

AFFIANT

Subscribed and sworn to before me, this 20th day of March 2020.

NOTARY PUBLIC My Commission Expires: 9-20-2022

CARL E DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

True Copy Certification

I, **Angela Pearson**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Angela Pearson

Angela Pearson

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Angela Pearson,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

Chasity Petty

My Commission Expires: 9/30/2021



SEAL