Address of New Owner:
Zoe Smith
Calvin A. Armstrong
1308 Illinois Ave
Lancaster, TX 75134

~~Send Tax Bills To:~~
OWNER

Map & Parcel:
08102011700

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, Ste. 823
Nashville, TN 37217

Prepared from information
furnished by the parties
Without the benefit of a Title Search

STATE OF Texas
COUNTY OF Dallas

The actual consideration or value, whichever greater, for this transaction is
$ -0-

X Zoe Smith
Affiant

Subscribed and sworn to before me this
the 8 day of ~~January~~ February 2021.

Notary Public
Commission Expires
05-20-2023

LORENA JASSO ESPINOSA
Notary Public, State of Texas
Comm. Expires 05-20-2023
Notary ID 132019956

I, Calvin A. Armstrong a.k.a. Calvin Alandis Armstrong, do hereby quitclaim to Calvin A. Armstrong and Zoe Smith, as joint tenants with right of survivorship, all HIS rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

See Exhibit A and Exhibit B

Being the same property conveyed to the grantee, by deed of record in Book 3818, Page 715, Book 8013, Page 542, and Book 5017, Page 815, Register's Office for Davidson County, Tennessee.

Calvin A. Armstrong a.k.a. Calvin Alandis Armstrong

This is improved property (X) known as 2411 Hyde Street, Nashville TN 37207.

Witness our hand(s) this the 8 day of ~~January~~ February 2021.

X Calvin A Armstrong
Calvin A. Armstrong a.k.a. Calvin Alandis Armstrong

Karen Johnson Davidson County
Batch# 578723 DEEDQC
02/25/2021 11:16:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210225-0023827

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Calvin A. Armstrong a.k.a. Calvin Alandis Armstrong the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor and who acknowledged that HE executed the within instrument or the purpose therein contained.

Witness my hand and official seal at Dallas (City), Texas (State), this the 9 day of ~~January~~ February 2021.

LORENA JASSO ESPINOSA
Notary Public, State of Texas
Comm. Expires 05-20-2023
Notary ID 132019956

Notary Public
Commission Expires: 05-20-2023

EXHIBIT A

LAND in Davidson County, Tennessee, being the easterly half of Lot No. 5 on the Map of the Southern Publication Association's Subdivision, as of record in Book 161, Page 144, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 5 fronts 37 feet on the southerly side of Hyde Street, and runs back between parallel lines 152½ feet more or less, to an alley.

EXHIBIT B

Being the westerly one-half of Lot No. 5 on the map of the Southern Publishing Association's Subdivision, as of record in Book 161, page 144, Register's Office for said County.

Said part of Lot No. 5 fronts 37 feet on the southerly side of Hyde Street and runs back between parallel lines, 156 feet to an alley.