Karen Johnson Davidson County
Batch# 711211 DEEDQC
09/08/2021 08:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210908-0119899

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Orange Coast Lender Services, 1000 Commerce Dr, Suite 520, Pittsburgh, PA 15275

Reference Number: 710424

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Samuel Q. Armstead and Wynita Armstead	Samuel Q. Armstead and Wynita Armstead	07508009400
556 Augusta Drive	556 Augusta Drive	
Hermitage, TN 37076	Hermitage, TN 37076	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, SAMUEL Q. ARMSTEAD, an unmarried man and WYNITA ARMSTEAD, an unmarried woman, erroneously of record as husband and wife, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto SAMUEL Q. ARMSTEAD, an unmarried man and WYNITA ARMSTEAD, an unmarried woman, as joint tenants with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 556 Augusta Drive, Hermitage, TN 37076, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Lot 393, Section Six, Tulip Grove Subdivision, as shown on Plat of record in Plat Book 4460, Page 19, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Tax ID No.: 07508009400

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument No. 20191009-0103380, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 556 Augusta Drive, Hermitage, TN 37076.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23 day of August, 2021.

SAMUEL Q. ARMSTEAD

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that SAMUEL Q. ARMSTEAD, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 23 day of August, 2021.

Heather M. Miqui
Notary Public
My Commission expires: October 30, 2024

HEATHER M. MIQUI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-30-2024

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23 day of August, 2021.

WYNITA ARMSTEAD

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that WYNITA ARMSTEAD, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 23 day of August, 2021.

Heather M. Miqui
Notary Public
My Commission expires: October 30, 2024

HEATHER M. MIQUI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-30-2024

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

SAMUEL Q. ARMSTEAD

WYNITA ARMSTEAD

Subscribed and sworn to before me this 23 day of August, 2021.

Heather M. Miqui
Notary Public
My Commission expires: October 30, 2024

HEATHER M. MIQUI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-30-2024

Tennessee Certification of Electronic Document

I, Nicole Ball, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/23/2021 (date of document).

Affiant Signature

09/02/2021

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 2nd day of September, 2021.

Commonwealth of Pennsylvania - Notary Seal
Kaila R. Preston, Notary Public
Allegheny County
My commission expires May 17, 2025
Commission number 1398349
Member, Pennsylvania Association of Notaries

Notary's Signature

MY COMMISSION EXPIRES: May 17, 2025

NOTARY'S SEAL