Karen Johnson Davidson County
Batch# 754081 DEEDQC
11/12/2021 02:51:36 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211112-0151079

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Stephen P. Armes and Karla A. Armes
Co-Trustees, Armes Family Trust
1608 Sarahs Cove
Hermitage, TN 37076

Send Tax Bills To:
New Owner

Map and Parcel No.
098130C07900CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Karla Armes and Stephen Armes, wife and husband** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Stephen P. Armes and Karla A. Armes, Co-Trustees, Armes Family Trust dated April 16, 2010** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Revision One, Phase Three, The Meadows of Seven Points of record in Plat at Instrument No. 20021022-0129513, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to **Karla Armes and Stephen Armes, wife and husband**, by Warranty Deed dated November 8, 2019, from **Larry Milliken and wife, Ann Kinsella Milliken**, recorded in Instrument No. 20191114-0117429, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

The address of the herein described property is believed to be **1608 Sarahs Cove, Hermitage, TN 37076**, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Karla Armes and **Karla A. Armes** are one and the same person.

Stephen Armes and **Stephen P. Armes** are one and the same person.

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 8th day of November 2021.

Karla Armes

Stephen Armes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Karla Armes**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of November 2021.

Notary Public

My Commission Expires:
7/22/23

JOSHUA [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Stephen Armes**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of November 2021.

Notary Public

My Commission Expires:
7/22/23

JOSHUA [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 8th day of November 2021.

Notary Public

My Commission Expires:
7/22/23

JOSHUA [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMM. EXP. JULY 22, 2023