Karen Johnson Davidson County
Batch# 869623 DEEDQC
06/10/2022 12:39:16 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220610-0066494

Prepared by Anthony Burns, Attorney
2517 Lebanon Pk., Ste 301, Nashville, TN 37214
(615) 469-6857; Anthony@AttyBurns.com

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	MAP-PARCEL NUMBER
William Bruce Armstrong and Brenda Houdyshelt 328 Tamworth Drive Nashville, TN 37214	new owner	042 09 0 081.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and no other monetary consideration, William Bruce Armstrong and Brenda Houdyshelt, the Executors for the Estate of Peggy Ann Armstrong, deceased, hereinafter referred to as Grantors, of record as 21P2092 in the Probate Court Clerk's Office for Davidson County, Tennessee, by these presents does hereby quitclaim and convey unto William Bruce Armstrong and Brenda Houdyshelt, as tenants in common, hereinafter referred to as Grantees, their heirs, successors and assigns, all of the interest of the deceased and the estate thereof, in the following described tract or parcel of land, to *wit*:

Land in Davidson County, Tennessee, being Lot No. 74 of Kemper Heights, Section 1, of record in Book 2331, Page 65 and 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 75.9 feet of the southeasterly side of Westchester Drive and runs back 240 feet on the southwesterly line and 232.9 feet on the northeasterly line to a dead line in the rear, measuring 56.6 feet thereon.

Being the same property conveyed to William Ernest Armstrong and wife, Peggy A. Armstrong by deed from Lewis E. Gaines and Joe Gaines, D/B/A Gaines & Gaines Construction Company, of record in Book 2535, Page 496, said Register's Office.

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

This is improved real property known as: 921 Westchester Drive; Madison, TN 37115

The said William Ernest Armstrong died on November 25, 1981.

The said Peggy A. Armstrong and Peggy Ann Armstrong, is one and the same person.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE GRANTORS HEREIN WITHOUT VERIFICATION. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE. NO WARRANTY OF TITLE EXPRESSED OR IMPLIED.

IN WITNESS WHEREOF, I have hereunto set my hand on this 10th day of June, 2022.

William Bruce Armstrong
Grantor, William Bruce Armstrong, Executor

Brenda Houdyshelt
Grantor, Brenda Houdyshelt, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid State and County, William Bruce Armstrong and Brenda Houdyshelt, the Grantors, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged the execution of the foregoing instrument for the purposes therein contained by virtue of the authority vested in him/her as Executor of the Will of Peggy Ann Armstrong, by the Probate Court of Davidson County, Tennessee, of record as case no. 21P2092.

WITNESS my hand and official seal at Nashville, Tennessee, on this 10th day of June, 2022.

My Commission Expires: May 09, 2023



Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transaction is $0.00 (probate)

AFFIANT, William Bruce Armstrong, Executor

AFFIANT, Brenda Houdyshelt, Executor

SWORN TO and subscribed before me on this the 10th day of June, 2022.

Notary Public

My Commission expires: May 09, 2023

