Karen Johnson Davidson County
Batch# 877668 DEEDQC
06/24/2022 12:14:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20220624-0072518

Prepared by Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068
From information provided by the parties without opinion of title or capacity

ADDRESS NEW OWNER:
Jacqueline Armstrong
1520 Hunters Lane
Nashville, TN 37207

SEND TAX BILLS TO:
Same

TAX MAP/PARCEL #
Map 032
Parcel 043.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: That for and in consideration of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, We, **JOHN A. ARMSTRONG and JACQUELINE ARMSTRONG, individually and as TRUSTEES of the JOHN & JACQUELINE ARMSTRONG FAMILY TRUST OF 2006,** a trust constituted under the law of California, having the authority so to do, grant, quitclaim and convey to **JACQUELINE ARMSTRONG** all of our right, title and interest and that of said Trust in and to the following parcel of land in Davidson County, Tennessee, described in the language of the prior deed as follows:

> Property located at 1520 Hunters Lane in Nashville, 3rd Councilmanic District of Davidson County, Tennessee. Being shown as parcel 43.00 on Davidson County Property Map 32, and being more particularly described according to a survey by Crenshaw Land Surveying, P.L.L.C., William E. Crenshaw, R.L.S. #2395, dated December 7, 2015, as follows:
>
> BEGINNING at an iron pin set in the Northerly right-of-way of Hunters Lane at the Southeast corner of the herein described tract. Said pin being the Southwest corner of the John Franklin Hayes et ux property of record in DB 4268, Pg. 744, R.O.D.C., TN. Thence, from said POINT OF BEGINNING, along the Northerly right-of-way of Hunters Lane, 25 feet from the centerline, North 82 degrees 52 minutes 58 seconds West - 245.53 feet to a point in the center of a creek. Said point being the Southwest corner of the herein described tract and Southeast corner of the Francoise Blanpain property of record in Instrument Number 20121001-0089205, R.O.D.C., TN. Thence, leaving the right-of-way of Hunters Lane, with the Easterly line of Blanpain and with the center of said creek the following calls: North 25 degrees 01 minutes 13 seconds East - 38.61 feet to a point; Thence North 25 degrees 35 minutes 42 seconds East - 86.387 feet to a point; Thence North 35 degrees 28 minutes 51 seconds East - 79.74 feet to a point; Thence North 03 degrees 53 minutes 40 seconds East - 51.86 feet to a point; Thence 50 degrees 03 minutes 30 seconds West - 62.31 feet to a point; Thence North 34 degrees 32 minutes 48 seconds East - 50.68 feet to a point; Thence 05 degrees 18 minutes 00 seconds West - 48.90 feet to a point, Thence 32

degrees 16 minutes 34 seconds West - 87.36 feet; Thence North 45 degrees 26 minutes 35 seconds East - 17.30 feet to a point; Thence North 50 degrees 07 minutes 07 seconds West - 34.36 feet to a point; Thence North 16 degrees 13 minutes 19 seconds West - 60.25 feet to a point; Thence North 46 degrees 45 minutes 13 seconds West - 21.25 feet to a point; Thence North 25 degrees 55 minutes 04 seconds East - 81.05 feet to a point; Thence North 26 degrees 11 minutes 34 seconds West - 64.93 feet to a point, Thence North 40 degrees 33 minutes 27 seconds West - 116.65 feet to a point in the center of said creek and the Southerly line of the Gloria E. M. Martin, Trustee property of record in Instrument Number 20021030-0132807, R.O.D.C., TN. Thence, leaving said creek, along with Southerly line of Martin, South 87 degrees 17 minutes 45 seconds East 290.32 feet to a fence corner in the Easterly line of Hayes, aforementioned. Thence, with the Westerly line of Hayes, South 04 degrees 15 minutes 00 seconds West - 779.47 feet to the point of beginning, containing 3.44 acres, more or less.

Being the same property conveyed to John Aaron Armstrong and and wife, Jacqueline Armstrong by Warranty Deed from Patsy Anne Jackson, dated May 22, 2017 and filed in Instrument Number 20170526-0052449, said Register's Office, and subsequently conveyed by John Aaron Armstrong and wife Jacqueline Armstrong to John A. Armstrong and Jacqueline Armstrong, Trustees of the John & Jacqueline Armstrong Family Trust of 2006 by a quitclaim deed of record as Instrument 20171113-0116474, said Register's Office.

This is improved property located at and known as 1520 Hunters Lane, Nashville, Tennessee 37207

Grantors and each of them warrant that they have authority as such Trustees to revoke or alter the said Trust, or to withdraw assets therefrom, to the extent of this conveyance. The preparer has not opined to any party with respect to any matter of title, survey, interpretation of the Grantor trust which was constituted under California law, tax consequences, the effect of this conveyance upon eligibility for public benefits, or the terms of any undertaking by which the property is encumbered. Whereas this conveyance is made in consideration of a marital dissolution agreement and the parties have represented to the court having jurisdiction of their marriage that it is lawfully and completely made, they warrant individually that they can and shall take such other or further actions as may be necessary to effectively vest the within property in the Grantee.

Witness the signatures of the Grantors on the date(s) indicated:

John A. Armstrong

STATE OF CALIFORNIA)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public, the within named **John A. Armstrong**, the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and seal this date:_____

_____
Notary Public

My commission expires:_____

(BP) see attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On June 11, 2022 before me, Brittany Saunderson, Notary Public
(insert name and title of the officer)

personally appeared John A. Armstrong,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BRITTANY SAUNDERSON
COMM. #2349421
Notary Public - California
San Diego County
My Comm. Expires Feb. 28, 2025

Signature _____ **(Seal)**

Jacqueline Armstrong

STATE OF CALIFORNIA)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public, the within named **Jacqueline Armstrong**, the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and seal this date:_____

_____
Notary Public

My commission expires:_____

(B) see attached

STATE OF _____)
COUNTY OF _____)

This conveyance is made in consideration of a divorce and is exempt from Tennessee transfer tax. The actual consideration or value for this transfer, whichever is greater, is $ -0- .

_____
Affiant

Sworn to and subscribed before me this date:_____

_____
Notary Public

My commission expires:_____

(B) see attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On June 11, 2022 before me, Brittany Saunderson, Notary Public
(insert name and title of the officer)

personally appeared Jacqueline Armstrong,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BRITTANY SAUNDERSON
COMM. #2349421
Notary Public - California
San Diego County
My Comm. Expires Feb. 28, 2025

Signature _____ **(Seal)**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 11 day of June, 2022, by Jacqueline Armstrong,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

BRITTANY SAUNDERSON
COMM. #2349421
Notary Public - California
San Diego County
My Comm. Expires Feb. 28, 2025

(Seal) Signature

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 11TH day of June, 2022.

Date: 6-21-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 21 day of June, 2022.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY