THIS INSTRUMENT PREPARED BY: **Anne D. Waters** **Attorney at Law** 215 Ward Circle Brentwood, Tennessee 37027 (615) 373-3771 Karen Johnson Davidson County Batch# 900546 DEEDQC 08/08/2022 02:51:11 PM 3 pgs Fees: $17.00 Taxes: $0.00 20220808-0090183	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is $0.00. Janet L Armstrong Janet L. Armstrong, Affiant Subscribed and sworn to before me this 5th day of August, 2022. Notary Public My commission expires: 3/25/2024 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

ANNE D WATERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address New Owners as Follows:	**Send Tax Bills To:**	**Map/Parcel Numbers:**
Janet L. Armstrong Janet L. Armstrong Living Trust 3786 Willow Creek Road Nashville, TN 37207	Same	050-02-0-A-058.00-CO

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Janet L. Armstrong, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby release, remise and quitclaim all right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference, to Janet L. Armstrong, in her capacity as Trustee of the Janet L. Armstrong Living Trust, and its beneficiaries, heirs and assigns.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this the 5th day of August, 2022.

Janet L. Armstrong
Janet L. Armstrong

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet L. Armstrong, with whom I am personally acquainted (or who proved their identity to my satisfaction), and who acknowledged that she executed the within instrument for the purposes therein contained, on this the 5th day of August, 2022.

My commission expires: 3/25/2024.

SEAL

ANNE D WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Belle Arbor PUD, Phase 1 of record in Plat at Instrument No. 20091221-0115842, 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 Janet L. Armstrong, a single woman, from Raymond Company, LLC, a Tennessee Limited Liability Company, by Warranty Deed, dated July 31, 2017 and recorded on August 2, 2017, in Instrument No. 20170802-0078819, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 3786 Willow Creek Road, Nashville, Tennessee 37207.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.