Karen Johnson Davidson County
Batch# 938988 DEEDQC
11/08/2022 08:45:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221108-0119816

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

POLLY E. LAVIT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this the 3rd day of November 2022.

Notary Public: _____

My Commission Expires:

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Tian Grace Gao 8116 Chaseview Ct. Nashville, TN 37221	New Owner	08306014700

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Anne Armstrong and David E. Armstrong, wife and husband,** (hereinafter referred to as "**GRANTORS**") do quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Tian Grace Gao and Xiaomei Zhao as joint tenants with right of survivorship** (hereinafter referred to as "**GRANTEES**") their heirs and assigns, in and to the following tract of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the plan of Beaumont Place, as of record in Plat Book 332, page 38, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anne Christine Gibbons by Deed from Paul Martin Gibbons dated 5/31/2005, recorded 6/23/2005, filed of record in Instrument Number 20050623-0072374, said Register's Office. AND being the same property conveyed to Anne Armstrong and David E. Armstrong, wife and husband, by Deed from Anne Christine Gibbons NKA Anne Armstrong, married, dated 07/24/2015, recorded 07/30/2015, filed of record in Instrument Number 20150730-0075411, said Register's Office.

This property is commonly known as: 207 Scott Ave. Nashville, TN 37206.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this document was executed this 3rd day of November, 2022.

Anne Armstrong

David E. Armstrong

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Anne Armstrong,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 3rd day of November, 2022.

NOTARY PUBLIC

ORLANDREA BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **David E. Armstrong,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 3rd day of November, 2022.

NOTARY PUBLIC

ORLANDREA BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: