Karen Johnson Davidson County
Batch# 971325 DEEDQC
02/15/2023 02:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230215-0011082

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Harry Armstrong and Patricia Armstrong** ("Grantors"), husband and wife, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Harry Armstrong** (Grantee), a single man, all of their rights, title, and interests in the following described real property, to wit:

206 Rosehill Dr. Goodlettsville, TN 37072 M&P 025 08 041.00

Being Lot No. 97 on the Plan of Ranchwood Estates, Section 1, as of record in Book 2900, Page 125, Register's Office for said County.

Said Lot No. 97 fronts 125 fee on the southerly margin of Rosehill Drive and extends back on the westerly line 298.4 fee and on the easterly line 272.5 feet to a line in the rear, on which it measures 169.7 feet.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at **Book 6418, Page 824, 825 and 826** in said Register's Office.

2110 12th Ave N. Nashville, TN 37208 M&P 081 03 0 226.00

Land in Davidson County, Tennessee, being Lots 20 and 21 on the Plan of C.E. Raymond;s Subdivision of Lot No. 22 in Owens Buena Vista Addition, as of record in Book 57, Page 63, Register's Office for Davidson County, Tennessee.

Said Lots Nos 20 and 21 front together 100 feet on the easterly side of 12th Avenue North formerly Sangster Street, and run back between paralleled lines 145 feet to an alley.

Being all or part of the same property conveyed to Grantor herein by Substitute Trustee's Deed of record at **Book 9393, Page 698, 699, 700 and 701** in said Register's Office.

1824 Heiman St. Nashville, TN 37208 M&P 081 15 0 181.00

Being Lot No. 13 on the plan of J.M., T.J. and G.W. Harding's Subdivision, as of record in the Book 21, Page 80, Register's Office for said County.

Said Lot No. 13 fronts 50 feet on the northerly side of Heiman Street and run back between parallel lines 150 feet to an alley.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20070214-0019061** in said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Patricia Armstrong passed on January 22, 2023 leaving Harry Armstrong as the remaining tenant by the entirety.

IN TESTIMONY WHEREOF I/we have executed this instrument the 15th day of **February, 2023.**

Harry Armstrong
Harry Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 15th day of **February, 2023.**

Josephine Sanchez
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/07/26

JOSEPHINA SANCHEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JOSEPHINA SANCHEZ STATE OF TENNESSEE NOTARY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 15th day of **February, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/07/26

JOSEPHINA SANCHEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESSES:	**206 Rosehill Dr. Goodlettsville, TN 37072,** **2110 12th Ave N. Nashville, TN 37208 &** **1824 Heiman St. Nashville, TN 37208**
TAX PARCEL NO.:	025 08 0 041.00, 081 03 0 226.00, 081 15 0 181.00
PROPERTY OWNER:	**Harry Armstrong**
OWNER'S ADDRESS:	**206 Rosehill Dr. Goodlettsville, TN 37072**
MAIL TAX BILLS TO:	**New Owner**

Certificate of Authenticity

I, Holly A. Mason, 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 February 15, 2023.

Affiant Signature

2.15.23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of February, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026