Karen Johnson Davidson County
Batch# 971724 DEEDQC
02/16/2023 02:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230216-0011418

QUITCLAIM DEED

This document is prepared by Katie L. Clark, Attorney-At-Law, Suite B 5258 Murfreesboro Rd., LaVergne, TN 37086.

GRANTOR: Eli Phillip Armstrong, an unmarried individual.

GRANTEE: Eli Phillip Armstrong, Trustee of the Eli Phillip Armstrong Revocable Trust dated 02/16/2023, and any amendments thereto

MAP/PARCEL NUMBER: 71-15-384.00

Name and Address of Property Owner: Eli Phillip Armstrong, Trustee
19241 SW 98th Loop
Dunnellon, FL 34432

Send Tax Bills To: (SAME)

STATE OF FLORIDA

COUNTY OF MARION

The Actual Consideration for this transfer is: No Monetary Consideration

Affiant

Savannah Dominey
Notary Public
State of Florida
Comm# HH023599
Expires 7/26/2024

Subscribed and sworn to before me, this date: 2/16/2023

Notary Public

My Commission Expires: 7/26/24

I hereby QUITCLAIM to Eli Armstrong, Trustee, or his successors in interest, of the Eli Phillip Armstrong Revocable Trust dated February 16, 2023, and any amendments thereto, all interest in the following property with full power to sell, mortgage or convey without the joinder of any beneficiary:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plat of Benedict and Company's Subdivision of the Lindsley Tract, of record in Book 332, page 40, said Register's Office, and further described as follows:

Said Lot No. 142 fronts 50 feet on the westerly side of Meridian Street, and extends back 173.5 feet between parallel lines in a line to the rear measuring 50 feet thereon.

Being part of the same property conveyed to Eli Armstrong by Quitclaim Deeds of record as Instrument No. 20071228-0148456, as Instrument No. 20111229-0101799; and as Instrument No. 20120209-0011789, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Eli Armstrong by deed of record as Instrument No. 20140115-0004018 from SA LLC, a Tennessee limited liability company, Register's Office, Davidson County, Tennessee.

This is improved property known as 1212 Meridian Street, Nashville, TN 37207.

Note 1: The Grantor and the Grantee are the same person.
Note 2: It is the intention of the Grantor by this deed to transfer ownership of the herein described property to the grantee in order to place said property into a Revocable Inter-vivos ("Living") Trust.
Note 3: The information contained in this deed was derived from former documents of title obtained from public record, and not subject to verification by survey or other means.

Witness my hand on the 16th day of February 2023

GRANTOR: Eli Armstrong

STATE OF Florida
COUNTY OF Marion

Personally appeared before me, Savannah Dominey a Notary Public in and for said County and State, the within named Eli Armstrong, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that said Bargainor executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, _____ on February 16, 2023.

Savannah Dominey
Notary Public

My Commission Expires: 7/26/24

Savannah Dominey
Notary Public
State of Florida
Comm# HH023599
Expires 7/26/2024

Certificate of Authenticity

I, Katie L. Clark, do hereby make an 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 16, 2023.**

Title: Assoc. Attorney

Date **02/16/2023**

STATE OF Tennessee
COUNTY OF Rutherford

Sworn to and subscribed before me on February 16, 2023.

Notary Public:

My Commission Expires: 2-20-2023

MISTY D. DICKMEYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 02-20-2023