Karen Johnson Davidson County
Batch# 997785 DEEDQC
05/01/2023 08:56 57 AM 5 pgs
Fees $27 00 Taxes $0.00
20230501-0031717

This Instrument Prepared By: Jacqueline Armstrong at 3766 Cherrystone St, Oceanside, CA 92058, USA

Quitclaim Deed

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Jacqueline Armstrong, not married, of 3766 Cherrystone St, Oceanside, CA 92058, USA, (the "Grantor"), for and in consideration of Zero Dollars, does hereby sell, remise, release, and convey, as well as quitclaims, unto Jacqueline Marisa Armstrong as trustee of Jacqueline Marisa Armstrong Revocable Living Trust, dated December 15, 2022, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

Property located at 1520 Hunters Lane in Nashville, 3rd Councilmanic District of Davidson, Tennessee. Being shown as parcel 43.00 on 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 DD 4268, pg 744, R.O.D.C., TN. Thence, from the 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 herein described tract and Southwest 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 Blanplain 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 Southerly line of Gloria E. M. 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 a point of beginning, containing 3.44 acres, more or less.

Being the same property conveyed to John Aaron Armstrong and then 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 Jacqueline Armstrong to John A, Armstrong and Jacqueline Armstrong Family Trust of 2006 by 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.

Being all or part of the same property described in the County Register's Deed book

2022 0624 007 2518

_____, ~~Page~~ _____

~~TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.~~

IN WITNESS WHEREOF the Grantor has executed this instrument this 5 day of April, 2023.

Signed in the presence of:

_____
Witness signature

_____
Witness name

_____
Jacqueline Armstrong

SEE ATTACHED NOTARIAL CERTIFICATE

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 April 5, 2023 before me, Carol Brodsky Papakalos, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Jacqueline Armstrong
Name(s) of Signer(s)

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.

CAROL BRODSKY PAPAKALOS
Notary Public - California
San Diego County
Commission # 2355371
My Comm Expires Apr 23, 2025

Place Notary Seal and/or Stamp Above

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.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: 4/5/2023 Number of Pages: 3

Signer(s) Other Than Named Above: n/a

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name
☐ Corporate Officer – Title(s)	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other	☐ Other
Signer is Representing:	Signer is Representing

©2019 National Notary Association

Register's Fee $ 27

deed + New owner

Mail Tax Notice to: Jacqueline Marisa Armstrong as trustee of Jacqueline Marisa Armstrong Revocable Living Trust, 3766 Cherrystone St, Oceanside, CA 92058, USA

Parcel Number: 043.00