Karen Johnson Davidson County
Batch# 1065805 DEEDQC
10/27/2023 01:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231027-0084242

File No: ARS-88995
Grantor's Loan No. 4630537

After Recording, Send to:
Allegiant Reverse Services
905 Highland Point Drive, Suite 150
Roseville, CA 95678

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Irene G. Armstrong, 1003 Looby Circle, Nashville, TN 37208

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 081 07 0 586.00

QUITCLAIM DEED

Irene G. Armstrong, who acquired title as Irene A. Gage, unmarried, ("Grantor"), of **1003 Looby Circle, Nashville, TN 37208**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Irene G. Armstrong,** unmarried ("Grantee"), whose tax mailing address is **1003 Looby Circle, Nashville, TN 37208,** with quitclaim covenants, her interest in the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 24 on the Revised Plan of Looby Heights, of record in Plat Book 7900, Page 230, and corrected in Book 8289, Page 696, Register's Office for Davidson County, Tennessee. Said Lot No. 24 fronts 42.00 feet on the southerly side "of Looby Circle and runs back 100.00 feet on the easterly side and 100.00 feet on the westerly side to a line in the rear which measures 42.00 feet thereon.

Property Address is: 1003 Looby Circle, Nashville, TN 37208

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A DEED RECORDED AT OFFICIAL RECORDS BOOK 8354, PAGE 298 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 081 07 0 586.00

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on October 4, 2023:

Irene G. Armstrong as Irene A. Gage

Irene G. Armstrong, who acquired title as Irene A. Gage

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Irene G. Armstrong,** personally known to me, or has produced Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 4th day of October, 2023.

Tanya Stafford
Notary Public

Commission Exp: 2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Irene G. Armstrong
Affiant Irene G Armstrong

Subscribed and sworn to before me on this the 4th day of October, 2023.

Tanya Stafford
Notary Public

My Commission Expires: 2-14-2024

SEAL



Tennessee Certification of Electronic Document

I, Sylvia Flake, 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 10/4/2023 (date of document).

Affiant Signature

10/25/2023
Date

State of California

County of Placer

Sworn to and subscribed before me this 25th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 01/26/2025

NOTARY'S SEAL

MGC1 HOLLY OVERBY COMM. # 2343414 NOTARY PUBLIC - CALIFORNIA PLACER COUNTY COMM. EXPIRES JAN. 26, 2025 MGC1