Karen Johnson Davidson County
Batch# 1111464 DEEDQC
03/15/2024 09:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240315-0017984

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
150 Third Avenue South. Suite 2800
Nashville. Tennessee 37201

QUITCLAIM DEED

Address New Owner As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Tara D. C. Armistead 4402 Iroquois Avenue Nashville, TN 37205	Tara D. C. Armistead P.O. Box 50317 Nashville, TN 37205	Map 130-3 Parcel 17 Davidson County

FOR AND IN CONSIDERATION of TEN DOLLARS AND 00/100 ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, BENJAMIN C. ARMISTEAD, does hereby quitclaim and convey unto TARA D. C. ARMISTEAD all of his right, title and interest in and to that certain parcel of land in Davidson County, Tennessee more particularly described on Exhibit A hereto.

This is improved property known as 4402 Iroquois Avenue, Nashville, Tennessee 37205.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 8 day of March, 2024.

Benjamin C. Armistead

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Benjamin C. Armistead, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8 day of March, 2024.

TRACY DESIREY NOTARY PUBLIC DAVIDSON COUNTY TN

Notary Public
My Commission Expires: 11-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 8 day of March, 2024.

TRACY DESIREY NOTARY PUBLIC DAVIDSON COUNTY TN

Notary Public
My Commission Expires: 11-3-2025

EXHIBIT A

Being the westerly 100 feet of Lot No. 177 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for Davidson County.

Said part of said lot fronts 100 feet on the northerly side of 8th Street and runs back between lines 240 feet on the westerly line and 244 feet, more or less, on the easterly line, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Benjamin C. Armistead and Tara D. C. Armistead, as tenants-in-common, by Quitclaim Deed from Benjamin C. Armistead, Tara D. C. Armistead and James C. Gooch dated December 4, 2001, of record at Instrument No. 20011206-0134681, Register's Office for Davidson County, Tennessee.

The above description is the same as in the prior deed.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Mar 8, 2024 (date of document).

Affiant Signature

03/15/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of March, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

