QUITCLAIM DEED

LB-QCD-24-3333

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sherry Armstrong and Shawndra Armstrong	**SAME AS NEW OWNERS**	
(NAME)	(NAME)	**050-10-0-083.00**
3333 Chesapeake Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHERRY L. ARMSTRONG, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SHERRY LANE ARMSTRONG, AN UNMARRIED WOMAN AND SHAWNDRA LORAIN ARMSTRONG, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the plan of Section Three, Chesapeake Homes, of record in Book 5200, page 640, Register's Office for said County.

Said Lot No. 51 fronts 67.01 feet on the southerly margin of Chesapeake Circle and extends back 138.69 feet an the westerly line and 169.01 feet on the easterly line to a dead line in the rear, measuring 81.55 feet thereon.

Being the same property conveyed to Sherry L. Armstrong, by deed from Jack Kemp, Secretary of Housing and Urban Development of record in Book 8084, Page 492, Register's Office for Davidson County, Tennessee, dated April 5th, 1990 and recorded on April 9th, 1990.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3333 Chesapeake Circle, Nashville, Tennessee 37207**.

Karen Johnson
Batch # 1146589
06/12/2024 02:49:36 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240612-0044110

Witness my/our hand(s) this the 10 day of ~~to~~ June 2024.

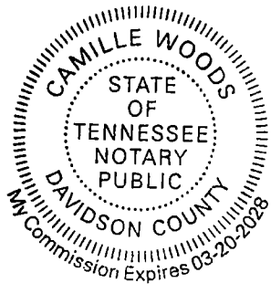
Sherry Lane Armstrong
Sherry L. Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRY LANE ARMSTRONG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 day of June, 2024.

Camille C Woods
Notary Public
My Commission Expires: 3.20.28
(SEAL)



RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212