Prepared by:
Tennessee Title Services, LLC
112 Center Court, Ste A
Clarksville, TN 37040
File No:C-24-2615

STATE OF TENNESSEE
COUNTY OF MONTGOMERY
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 22 day of July, 2024.

Notary Public
My commission expires: 9/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
The Estate of Barbara J. Armstrong 720 Roman Drive Nashville, TN 37207	New Owner	059-06-0-065.00

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Harry Spicer, Gwendolyn Beach, Charles Armstrong, Jr., Ronald Armstrong, and Sherron Armstrong** hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Destinee Rogers, a/k/a Destinee Dornell Rogers, Executrix of The Estate of Barbara J. Armstrong** hereinafter the Grantee(s), all their right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

(see attached Exhibit A)

Karen Johnson Davidson County
Batch# 1160949 DEEDQC
07/23/2024 11:52:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240723-0055356

Witness my hand this 25th day of June, 2024.

Harry Spicer
Harry Spicer

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Harry Spicer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 25th day of June, 2024.

Notary
My Commission Expires:

(Notary Seal)

MELISSA J BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
9/27/2026

Witness my hand this _____ day of _____, 2024.

_____
Gwendolyn Beach

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Gwendolyn Beach** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this ____ day of _____, 2024.

_____
Notary
My Commission Expires:_____

(Notary Seal)

Witness my hand this 26 day of June, 2024.

Charles M. Armstrong Jr.
Charles Armstrong, Jr.

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Charles Armstrong, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 26 day of June, 2024.

Alexis Washington
Notary
My Commission Expires: 8-3-2025

ALEXIS WASHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-3-2025

Witness my hand this 26th day of June, 2024.

Gwendolyn Beach

Gwendolyn Beach

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Gwendolyn Beach** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 26th day of June, 2024.

Jessica Berkland

Notary
My Commission Expires: 4-19-27

(Notary Seal)

JESSICA BERKLAND
TENNESSEE NOTARY PUBLIC
My Comm Exp. 4/19/2027
COUNTY OF RUTHERFORD

Witness my hand this _____ day of _____, 2024.

_____

Charles Armstrong, Jr.

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Charles Armstrong, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this ____ day of _____, 2024.

_____

Notary
My Commission Expires:_____

Witness my hand this 20 day of June, 2024.

Ronald Armstrong

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Ronald Armstrong** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 20 day of June, 2024.

Notary
My Commission Expires: 4/4/2028

OLGA LOPEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 04/04/2028
COUNTY OF WILLIAMSON

Witness my hand this 20 day of June, 2024.

Sherron Armstrong

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Sherron Armstrong** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 20 day of June, 2024.

Notary
My Commission Expires: 4/4/2028

OLGA LOPEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 04/04/2028
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

EXHIBIT "A"
Property Description

Being Lot No. 27 on the Plan of Ewing Valley, Section 2, as of record in Book 4300, Page 184, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 69.5 feet on the southerly side of Roman Drive and extends back between parallel lines 145.8 feet to a dead line.

Being the same property conveyed to Charles M. Armstrong and wife, Barbara J. Armstrong by Warranty Deed from Robert F. Lance and wife, Lyde Ella Lance of record in Book 4745, page 718, Register's Office for Davidson County, Tennessee, dated September 11, 1973 and recorded on September 12, 1973. The said Charles M. Armstrong having died on or about January 5, 2011, vesting Barbara J. Armstrong as surviving tenant. The said Barbara J. Armstrong having died on or about September 19, 2022. Reference is made to her last will and testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probate Division, Docket No. Case No. 22P2188 and naming Destinee Rogers as sole devisee and Executrix.

202407230055356

Certificate of Authenticity

I, Joshua A. Terry, 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 6/25/24 6/26/24.

Affiant Signature – Joshua A. Terry

7/23/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/23/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27