Karen Johnson
Batch # 1161214
07/24/2024 09:57:09 AM
Fees: $18.00 Taxes: $684.50
Davidson County
DEEDWARR
3 pgs
20240724-0055810

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $185,000.00 Affiant Subscribed and sworn to before me This 18 day of July 2024. Notary Public My Commission Expires:

LYNDSEY ALMEIDA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Address New Owners as:	Tax Bill To:	Map / Parcel
Cornerstone Investments, Inc. **718 Thompson Lane #108** **Nashville, TN 37204**	New Owner	060 09 0 015.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16359

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Estate of Christopher J. Armstrong, Sr.** (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Cornerstone Investments, Inc.** (hereinafter referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

> **Being Lot No. 485 on the Plan of Parkwood estates, Section 3, which is of record in Book 3300, Page 31, Register's Office for Davidson County, Tennessee.**

Being the same property conveyed to Christopher J. Armstrong, by Final Decree, from Wife, Dorothy Irene Armstrong, in record of Book 8469, page 31, Davidson County Register's Office.

This is an improved real property commonly known as 3128 Brickdale Lane, Nashville, Tennessee 37207.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. 2024 Taxes for Davidson County, a lien not yet due and payable. Map & Parcel 060 03 0 015.00.
2. Restrictions of record in Book 3313, page 402, said register's Office.
3. Any and all matters appearing on the plan of record in Book 3300, page 31, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 16th day of July 2024.

Grantors:
Estate of Christopher J. Armstrong, Sr.

M. Poss as Administrator
By: Michelle Poss, as Administrator

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, Michelle Poss, Administrator for The Estate of Ethel Loggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Administrator for the Estate of Ethel Loggins, and as such Administrator acknowledged the she is authorized to execute the foregoing instrument on behalf of the Estate of Ethel Loggins, the within named bargainor, and that she as such Administrator, executed the foregoing instrument for the purpose therein contained, by signing the name Michelle Poss as Administrator.

WITNESS my hand and official seal at Nashville, Tennessee, this 19 day of July, 2024.

Lyndsey Almeida
Notary Public

My Commission Expires: _____

