QUITCLAIM DEED

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Earlest E. Armstrong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF January, 2025

Camille Woods
Notary Public

MY COMMISSION EXPIRES 3 2028
(AFFIX SEAL)

Karen Johnson
Batch # 1229778
01/23/2025 12 32 19 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC D-24-731
2 pgs

20250123-0005350

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Earlest E. Armstrong and Earlest E. Armstrong, Jr.	**New Owners**	**05915006600**
(NAME) **731 Ringgold Drive**	(NAME)	
(ADDRESS) **Nashville, TN, 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

EARLEST E. ARMSTRONG ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

EARLEST E. ARMSTRONG AND EARLEST E. ARMSTRONG, JR., AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, VIZ·

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 120, ON THE REVISED PLAN OF A PORTION OF HAYNES MANOR, SECTION 1, AS OF RECORD IN BOOK 3700, PAGE 33, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 120 FRONTS 74 FEET ON THE SOUTHEASTERLY SIDE OF RINGGOLD DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES, 135 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO EARLEST E. ARMSTRONG AND WIFE, THEDORA ARMSTRONG, BY WARRANTY DEED, FROM WILLIAM FRANK PILLOW AND WIFE, ARVENIA K. PILLOW, OF RECORD IN BOOK 4828, PAGE 250, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID THEDORA ARMSTRONG HAVING PASSED AWAY ON NOVEMBER 18, 2024, TITLE BECAME VESTED SOLELY IN THE REMAINING TENANT BY THE ENTIRETY, EARLEST E. ARMSTRONG, BY OPERATION OF LAW.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter****

This is **improved** property known as 731 Ringgold Drive, Nashville, TN, 37207.

TA1

Witness our hands this the 16 day of EA January, 2024 5 EA

Earlest E. Armstrong
EARLEST E. ARMSTRONG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EARLEST E. 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 executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 16 day of January, 2024 5 CNW

Camille Woods
Notary Public
My Commission Expires 03-20-28

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028