Karen Johnson Davidson County
Batch# 1232958 DEEDQC
02/03/2025 12:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250203-0007962

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

(This quitclaim deed was prepared without the benefit of a title search)

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
1316 Tulip Grove Rd Apt 408 Hermitage, TN 37076	SAME AS NEW OWNER	052-4-54.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Laetitia M. Armstrong**, by these presents does hereby quitclaim and convey unto **Daisha R. Zirker,** her heirs, successors and assigns, all her right, title and interest in and to the following described tract of land:

> Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Arrowhead Estates Revised Section 1, which is of record in Book 4955, Page 27, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Laetitia M. Armstrong and husband, Troy L. Armstrong by Warranty Deed from Clarence D. Sampson and wife, Anita Sampson dated August 31, 2007, and recorded September 13, 2007, in Instrument Number 20070913-0109823, Register's Office of Davidson County, Tennessee. Troy L. Armstrong died December 8, 2014, leaving Laetitia M. Armstrong as the surviving Tenant by the Entirety.

This property is commonly known as 200 Manzano Road, Madison, TN, 37115.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
3rd day of Feb, 2025.

Affiant

My commission expires: 1-24-29

Notary Public

(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 3 day of Feb., 2025.

Laetitia M. Armstrong

Laetitia M. Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Laetitia M. Armstrong**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 3rd day of February, 2025.

Notary Public

My Commission Expires: 1-24-29

COURTNEY MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Februarv 3. 2025.

Affiant Signature

3rd day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of Februarv, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028