Karen Johnson Davidson County
Batch# 1244444 DEEDQC
03/07/2025 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250307-0017538

QUITCLAIM DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

WG-QCD-25-705

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 7 DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES:

(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)
Teresa Dawn Armstrong	**Same as new owner**	
(NAME) **705 Bowfield Court,**	(NAME)	**14909004000**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(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, **TERESA D ARMSTRONG,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **TERESA DAWN ARMSTRONG** 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. 25 on the Plan of Debra Heights, Section 3, as of record in Book 4175, page 6, Register's Office for Davidson County, Tennessee.

SAID Lot No. 25 fronts 53.35 feet on the southerly margin of Bowfield Court and extends back 110.51 feet on the westerly line and 113.18 feet on the easterly line to a broken line in the rear measuring 169.36 feet thereon.

BEING the same property conveyed to Hansel Wade Jones and wife, Mary C. Jones from L. Wesley Johnston by Deed of record in Book 5083 Page 874 in the Registers Office for Davidson County, Tennessee.

Hansel Wade Jones having since died on or about July 21, 2020, leaving Mary C. Jones as the survivng tenant by the entirity.

Mary C. Jones having since died on or about August 4, 2024, leaving Teresa D. Armstrong as her sole heir at law, as evidenced by, Affidavit of Heirship of Record in Instrument Number 202503070017536 * in the Register's Office for Davidson County, Tennessee.

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: **705 Bowfield Court, Antioch, Tennessee 37013**.

***and Instrument Number** 202503070017537

Witness my/our hand(s) this the 7 day of March, 20 25.

Teresa D Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERESA D 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 7 day of March, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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

I, **Gabriel R. Lutz**, 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 **3/7/2025** (date of document).

Affiant Signature

Date **3/7/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **7** day of **March**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027