Karen Johnson Batch # 1284385 06/13/2025 02:28:10 PM Fees: $12.00 Taxes: $0.00 20250613-0046333 Davidson County DEEDQC 2 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF May, 2025. Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE ARMSTRONG FAMILY LIVING TRUST	**SAME**	**141 06 0A 037.00** **09D-81653**
(NAME) **7700 Poplar Ridge Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Michael Alan Armstrong and Ann J. Hood (formerly unmarried persons),** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Michael Alan Armstrong and Anne Johnson Armstrong, Trustees of THE ARMSTRONG FAMILY LIVING TRUST,** established by **The Trust Agreement of THE ARMSTRONG FAMILY LIVING TRUST, Dated May 29th, 2025**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 90, on the Plan of Resubdivision of Lots 89 and 90, Revised Sec. One, Poplar Ridge, of record in Plat Book 6050, page 569, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to SUNFLOWER PROPERTIES, INC., A TENNESSEE GENERAL PARTNERSHIP, by deed from THE HAURY COMPANY, of record in Book 9081, page 76, Register's Office for Davidson County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Revised Section One, Poplar Ridge, as said areas are set forth and defined in Restrictions of record in Book 8113, page 105; By-Laws of record in Book 8113, page 116; and Charter of record in Book 8232, page 501; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particular.

Being the same property conveyed to Michael Alan Armstrong and Ann J. Hood, both unmarried, by Warranty Deed from Sunflower Properties, a Tennessee General Partnership, dated May 22, 1995, of record in Book 9687, Page 252, in the Register's Office of Davidson County, Tennessee.

The said Ann J. Hood and Anne Johnson Armstrong are one in the same person for purposes of this transaction.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

Unimproved ( )
This is improved (X) property, known as: **7700 Poplar Ridge Drive, Nashville, Tennessee 37221.**

Witness our hands, this the 29th day of May, 2025.

Michael Alan Armstrong

Anne Johnson Armstrong
(Formerly known as Ann J. Hood)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Alan Armstrong** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 29th day of May, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anne Johnson Armstrong** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 29th day of May, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public