QUITCLAIM DEED

Karen Johnson
Batch # 1288455
06/23/2025 11 20 11 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250623-0048962

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE TRANSFER, WHICHEVER IS GREATER, IS **$0.00.**

Affiant

Subscribed and sworn to before me this 20th day of June, 2025.

Notary Public
My Commission expires March 4, 2028
(affix seal)

KRISTAL HALL BOONE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY: Krıstal Boone, Attorney, 750 Old Hickory Blvd. Bldg. 2, STE 150, Brentwood, TN 37027		
NEW OWNER(S):	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.:**
Colın A Armstrong, Trustee of the Colın Andrew Armstrong Family Trust, Dated June 20, 2025 3361-B Golf Club Lane Nashville, TN 37215-1579	Colın A Armstrong, Trustee of the Colın Andrew Armstrong Family Trust, Dated June 20, 2025 3361-B Golf Club Lane Nashville, TN 37215-1579	Map-Parcel Numbers 117-7-0-K 031 00-CO

KNOW ALL MEN BY THESE PRESENTS that **Colin A. Armstrong,** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Colin Andrew Armstrong, Trustee of the Colin Andrew Armstrong Family Trust Dated June 20, 2025**, their heirs and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being that certain condominium apartment unit in Davidson County, Tennessee, being known as **Unit No. 3361-A** and **Garage G1** on the plan of **Golf Club Place Condominiums** (Hillsboro Pike and Golf Club Lane) as of record at **Plat Book 9700, page 293**, and as amended at Instrument Number **20050330-0034571**, and as described in the Master Deed as of record in Book 10283, page 431 (as amended at Instrument Number(s) 20040616-0071447, 20050105-0001979, and 20050330-0034571), all as of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made, and together with all fixtures, appliances, wall-coverings, carpets and floor coverings and/or other improvements therein and with the undivided interest in the General and Limited Common Elements appurtenant thereto.

Being the same property conveyed Colin A. Armstrong, by Quitclaim Deed from Marbut Glenn Gaston, Jr., Trustee, dated August 15, 2016, of record as Instrument No. 20160826-0089481 in the Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: 3361-A Golf Club Lane, Nashville, TN 37215-1579.

This quitclaim deed was prepared solely upon information provided by the party and no title examination or research was requested of or conducted by the preparer thereof.

WITNESS my hand this 20th day of June, 2025.

Colin A. Armstrong

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 bargainer, Colin A. Armstrong, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Notarial Seal this 20th day of June, 2025.

Notary Public

My Commission expires: March 4, 2028

KRISTAL HALL BOONE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON