Karen Johnson
Batch # 1331703
10/08/2025 10 42 34 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251008-0080323

This instrument was prepared by:
Equitus Law Alliance, PLLC
709 Taylor Street
P O Box 280240
Nashville, TN 37228

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ - 0 -

James Lowe Armstrong
Affiant

Subscribed and sworn to before me this 6 day of ~~August~~ Oct, 2025

Teresa R. Lundine
Notary Public

My Commission expires _____

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

This transfer is exempt from the Tennessee real estate recording tax pursuant to T C A § 67-4-409(a)(4)

Address New Owner as Follows:
James Lowe Armstrong and Helen Lee Armstrong, Trustees of the
JAMES L. AND HELEN L. ARMSTRONG LIVING TRUST
7751 Greenbrier Road
Joelton, TN 37080

Send Tax Bills to:
James and Helen Armstrong
7751 Greenbrier Road
Joelton, TN 37080

Map/Parcel Number:
Part of Map 9, Parcel 21

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that James Lowe Armstrong and wife, Helen Lee 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, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto James Lowe Armstrong and wife, Helen Lee Armstrong, Trustees and their successors in trust, of The James L. and Helen L Armstrong Revocable Living Trust, and their successors and assigns, their entire right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, to wit·

Beginning at an iron pin at the southwest corner of the Mattie C. Towns and Linda G. Towns property, said point being in the north right-of-way of Greenbrier Road; thence along said right-of-way as follows. S 68° 43' 53" W a distance of 74.96' to a point, thence along a curve to the left with a radius of 266 99' a distance of 219.43' to a point; thence S 21° 38' 26" W a distance of 89.97' to a point; thence along a curve to the left with a radius of 2396.37' a distance of 258.62' to a point' thence S 15° 27' 26" W a distance of 299.91' to a point; thence along a curve to the right with a radius pf 299.91' to a point; thence along a curve to the right with a radius of 1549.02' a distance of 235.79' to a point; thence S 24° 10' 43" W a distance of 137.58' to a point; thence along a curve to the right with a radius of 691.57' a distance of 231.93' to a point; thence S 43° 23' 36" W a distance of 211 68' to an iron pin at the northeast corner of the James L. Armstrong property, thence along Armstrong's north line N 64° 10' 25" W a distance of 380.11' to an iron pin, thence along Armstrong's west line S 15° 48' 48" W a distance of 392.13' to an iron pin in the north line of the P. L. Stradtner property, thence along the north line of Stradtner N 83° 04' 09" W a distance of 462.53' to a crosstie at the northeast corner of the Mary Elizabeth Rakes property, thence along the east line of the remainder of the John H. Armstrong, Jr , property N 11° 34' 51" E a distance of 1860 75' to an iron pin in the south line of the Horace H. Raines property, thence along the south line of Raines N 62° 35' 11" E a distance of 790.00' to an iron pin at the southwest corner of the S. O Towns property; thence along the south line of S. O. Towns S 83° 24' 49" E a distance of 720 66' to an iron pin in the west line of the Mattie C. Towns and Linda G Towns property; thence along said west line of Towns and Towns S 6° 57' 05" W a distance of 463.39' to the point of beginning; containing 53.681 acres, more or less. According to survey by Earl R. Mayo. Tenn. #1339, dated Sept, 15, 1989

Being the same property conveyed to James Lowe Armstrong and wife, Helen Lee Armstrong by Quitclaim Deed, from John Henry Armstrong, Jr and wife, Betty Richardson Armstrong, of record in Book 8149, Page 964, Register of Deeds Office for Davidson County, Tennessee.

THIS is improved property known as. 7857 Greenbrier Road, Joelton, Tennessee 37080.

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

WITNESS my hand this 6 day of ~~August,~~ Oct 2025.

James Lowe Armstrong

James Lowe Armstrong

Helen Lee Armstrong

Helen Lee Armstrong

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Lowe Armstrong, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Davidson, Tennessee, this 6 day of ~~August,~~ Oct 2025.

Notary Public

My Commission expires 06-17-2029

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Helen Lee Armstrong, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Davidson, Tennessee, this 6 day of August, 2025.

Notary Public

My Commission expires 06/17/2029

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made The draftsman assumes no liability as to the accuracy thereof Failure to record this document timely may jeopardize your rights to the property.