Karen Johnson Davidson County
Batch # 1362726 DEEDQC
12/30/2025 09:38:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251230-0103332

This Instrument Prepared By:
Olin J. Baker
Baker Law Group, PLLC
P.O. Box 250, Charlotte, TN 37036
Prepared from information received from Grantor
No title search requested or performed.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Zero Dollars ($0.00) and other good and valuable considerations, I, **CHARLES DOUGLAS ARMSTRONG,** by these presents do hereby quitclaim and convey unto my nephew, **JON BIRD ARMSTRONG,** his heirs and assigns, in the following described tract of land together with any improvements thereon to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of the West Park Addition, Nashville, Tennessee 37209 as of Record in Book 2330, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Douglas Armstrong and Wife, Velma Armstrong from Velma O. Jennette and Billie Jean Deford by deed of record in Book 6552, Page 57, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Douglas Armstrong from Velma Armstrong by Quitclaim Deed in accordance with a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 93 - D-3287, recorded in Book 9190, Page 964 in the Davidson County Register's Office dated December 17, 1993.

Charles Douglas Armstrong reserves a life estate in this property for the rest of his natural life.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19TH day of December 2025.

Charles Douglas Armstrong
CHARLES DOUGLAS ARMSTRONG

STATE OF TENNESSEE)
COUNTY OF DICKSON)

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

Witness my hand and official seal at Charlotte, Tennessee, on this 19th day of December, 2025.

Lorinda Kaye Halstead
NOTARY PUBLIC

My Commission Expires: 05-28-2029

LORINDA KAYE HALSTEAD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DICKSON)

I hereby swear or affirm that the actual consideration or value for this transfer is $ -0- .

Charles Douglas Armstrong
AFFIANT

Subscribed and sworn to before me this 19th day of December., 2025.

Lorinda Kaye Halstead
NOTARY PUBLIC

My Commission Expires: 05-28-2029

LORINDA KAYE HALSTEAD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

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ADDRESS NEW OWNER AND
SEND TAX BILLS TO:

Map / Parcel: 091-06-0-0-111.00

Jon "Bird" Armstrong
125 Robinson Road
Dickson, TN 37055