Executor's QuitClaim Deed ~ *With Contingent Life Estate*

The actual consideration or value for this transfer is $ 0.00 (Exempt).

Tressa Merlin
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 6 day of FEBRUARY, 2026.

NOTARY PUBLIC
My Commission Expires: 01/24/2028

LEROY JOHNSTON ELLIS III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 1378604 DEEDQC
02/10/2026 09:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260210-0009983

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
HALLIE ARMSTRONG, L.E. TRESSA MERLIN & JAMIE SHIRAH 100 LEGION DR. OLD HICKORY, TN 37138	New Owner	053 16 0 / 101.00

In further fulfillment of the terms of the ***Last Will and Testament*** of PHILLIP H. ARMSTRONG, (ARTICLE VII) and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **Tressa Merlin** and **Jamie Shirah**, Co-Executrixes of the **Estate of PHILLIP H. ARMSTRONG**, the GRANTOR herein, by these presents do transfer, Quitclaim and convey unto:

HALLIE ARMSTRONG, *FOR LIFE*, Remainder to **TRESSA MERLIN** and **JAMIE SHIRAH** the GRANTEES herein, their heirs and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

BEING all the same property conveyed to PHILLIP H. ARMSTRONG, by deed from Hilda Baker Armstrong of record as Instrument **20030709-0094441** Register's Office for Davidson County, Tennessee. The said PHILLIP H. ARMSTRONG, died Testate, in Davidson County on December 27, 2024 Probate Case **#25P-86**, and, pursuant to **ARTICLE VII** of his Last Will, devising a Life Estate to his wife, Hallie Armstrong, subject to certain contingencies, Remainder to Tressa Merlin and Jamie Shirah. **ARTICLES IV & VII** of his said Last Will, authorizes his Co-Executrixes, Tressa Merlin and Jamie Shirah, to execute any document or deed on behlaf of the Estate necessary to complete this transfer of the property and reflect vesting of title.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Deed of Trust of record as Instrument #20060621-0074088, R.O.D.C., TN.
Real Property Taxes for the year 2025.

Furthermore, The Life Estate granted herein is expressly contingent upon the terms in **Article VII** of the Last Will of Phillip H. Armstrong, that 1) The Life Tenant shall use the property as her primary residence; 2) The Life Tenant shall pay all property taxes which come due; 3) The Life Tenant shall pay for property insurance and reasonable maintenance of the property during the term of her Life Estate. The Will states: "Failure to maintain these conditions will terminate the Life Estate Interest."

This is improved property known as: 100 LEGION DR., OLD HICKORY, TN. 37138.

The Co-Executrixes by signing this Deed declare that the Estate of PHILLIP H. ARMSTRONG is solvent, and has no outstanding claims or taxes.

Witness our hands this 6th day of FEBRUARY, 2026.

The Estate of PHILLIP H. ARMSTRONG

Tressa Merlin
By: Tressa Merlin, Executrix

Jamie K Shirah
By: Jamie Shirah, Executrix

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, personally appeared the within named Tressa Merlin and Jamie Shirah, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who upon oath, acknowledged themselves to be the Co- Executrixes for The Estate of PHILLIP H. ARMSTRONG,, and who acknowledged that they executed the within instrument, as such Co-Executrixes, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 6th day of FEBRUARY, 2025.

Leroy J. Ellis IV
NOTARY PUBLIC

My Commission Expires: 01/24/2028

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

202602100009983

EXHIBIT "A"

PROPERTY LOCATED in Old Hickory, Davidson County, Tennessee and described according to a survey by R. L. Montoya Land Surveying dated October 19, 1985 as follows:

BEGINNING at an iron pipe in the north margin of Legion Drive, formerly Pitt Avenue, said point being the Southwest corner of this tract and the Southeast corner of H. D. Tayes property as of record in Deed Book 2453, page 86 Register's Office for Davidson County, Tennessee; thence, along the West line of the tract N. 17 degrees 31' 00" E., 224.67 feet to an iron pin; said point being the Southwest corner of Lot #21, Clifton Place as of record in Plat Book 2854, page 86 Register's Office for Davidson County, Tennessee; thence, along the North line of this tract S. 65 degrees 53' 54 " E., 143.72 feet to an iron pin in the West margin of Clifton Court; thence along said West margin S. 17 degrees 09' 23" W., 251.00 feet to an iron pin at the inter section of Clifton Court and Legion Drive; thence along the North margin of Legion Drive N. 55 degrees 58' 00" W., 150.56 feet to the point of beginning, containing 34,120 square feet, 0.78 acres more or less.

BEING all the same property conveyed to PHILLIP H. ARMSTRONG, by deed from Hilda Baker Armstrong of record as Instrument # **20030709-0094441** Register's Office for Davidson County, Tennessee. The said PHILLIP H. ARMSTRONG, died Testate, in Davidson County on December 27, 2024 Probate Case **#25P-86.**

Property Address:
100 Legion Drive
Old Hickory, TN. 37138
Map/Parcel : 053 16 0 / 101.00

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 Feb. 6 2026.

Leroy Johnston Ellis, IV, Affiant

Feb. 6., 2026
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 6th day of February, 2026.

NOTARY PUBLIC

My Commission Expires: Nov 8th, 2028

SEAL

DMITRII BYKOV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 8, 2028

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com