Karen Johnson Davidson County
Batch # 1386057 DEEDQC
02/26/2026 12:34:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260226-0015341

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 25 DAY OF February 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JAN 22, 2030

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 REVOCABLE LIVING TRUST	**SAME**	**155-8A-33**
(NAME) **6132 Tuliptree Lane**	(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, **Emilie Acklen Armstrong and Timothy Lee Armstrong, wife and husband,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Emilie Acklen Armstrong and Timothy Lee Armstrong, Trustees of THE ARMSTRONG FAMILY REVOCABLE LIVING TRUST, dtd 02/23/2026,** established by **The Trust Agreement of THE ARMSTRONG FAMILY REVOCABLE LIVING TRUST, dtd 02/23/2026,** 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 grantees, and the grantees' successors, heirs and assigns, all of the grantors' 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. 33, on the Plan of Phase 1, of Poplar Creek Estates record in Plat Book 6250, Page 647, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth Hoffman, married by deed dated January 4,1999 from Christopher F. Allen and wife, Amanda D. Allen of record in Book 11284, page 522, Register's Office for Davidson County, Tennessee. (Consideration $215,000.00) Pursuant to a Final Decree for Divorce filed In Docket No. 10D-2241, Fourth Circuit Court for Davidson County, Tennessee, Joshua Joseph Hoffman conveyed his interest in subject property to Elizabeth I. Hoffman by Quitclaim Deed dated August 17, 2010 of record in Instrument No. 20100817-0064991, Register's Office for Davidson County, Tennessee. (Consideration $0).

Further being the same property conveyed to Emilie Acklen Armstrong and Timothy Lee Armstrong, wife and husband, from Elizabeth I. Hoffman, unmarried, by Warranty Deed dated December 19, 2016, of record in Instrument No. 20161222-0134741, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **6132 Tuliptree Lane, Nashville, TN 37221.**

Witness our hands, this the 23rd day of February, 2026.

Timothy Lee Armstrong

Emilie Acklen 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 **Timothy Lee 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 23rd day of February, 2026.

My Commission Expires: 1/22/2030

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

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 **Emilie Acklen 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 she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 23rd day of February, 2026.

My Commission Expires: 1/22/2030

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

Notary Public