Karen Johnson Davidson County
Batch# 1386470 DEEDQC
02/27/2026 10:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260227-0015623

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

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).

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 30 day of January, 2026

Teresa R. Lundine
Notary Public

My Commission expires: 04/14/2029

Address New Owner as Follows:	Send Tax Bills to:	Map/Parcel Number:
James Lowe Armstrong and Helen Lee Armstrong, Trustees of the James L. And Helen L. Armstrong Revocable Living Trust 7751 Greenbrier Road Joelton, TN 37080	James Lowe Armstrong and Helen Lee Armstong, Trustees of the James L. and Helen L. Armstrong Revocable Living Trust 7751 Greenbrier Road Joelton, TN 37080	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.

Included in the above description, but excluded from this conveyance is the following:

Being a tract of land in the 1st Council District of Davidson County, Tennessee, and more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 07/29/19 as follows:

Beginning at a set iron pin the westerly margin of Greenbrier Road, said pin being located S 64°05'40" W, 156.75' from an existing iron pin marking the southwest corner of Towns, a common corner with the parent parcel; Thence with said margin for the next four calls; Thence with a curve to the left (I=29°22'03', R=266.99' & CB= S 36°19'29' W., 135.36') L= 136.85'; Thence S 21°38'26" W, 89.97'; Thence with a curve to the left (I= 06°11'00", R=2396.37', & CB= S 18°33'00" W, 258.49), L= 258.62'; Thence S 15°27'26" W, 18.17' to a set iron pin; Thence now leaving said margin with a new line N 85°36'28" W, 419.00' to a set iron pin; Thence with a new line N 11°55'26" E, 501.49' to a set iron pin; Thence S 82°31'34" E, 519.00' to the point of beginning containing 5.01 acres.

Being part of 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 consisting of 48.671 acres, more or less, on Greenbrier Road, Joelton, TN 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 30 day of January, 2026.

James Lowe Armstrong

James Lowe Armstrong

Helen L. 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 30 day of January, 2026.

Teresa R. Lundine

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 30 day of January, 2026.

Teresa R. Lundine
Notary Public

My Commission expires: 06/17/2029

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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.

Tennessee Certification of Electronic Document

I, James L Armstrong, do hereby make oath that I am a licensed attorney and/or the 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 January 30, 2026 (date of document).

James Lowe Armstrong
Affiant Signature

January 30, 2026
Date

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 30 day of January, 20 26.

Teresa R. Lundine
Notary Public
My Commission Expires: 02/17/2029

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY