Karen Johnson Davidson County
Batch# 1429772 DEEDQC
06/09/2026 11:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260609-0051960

THIS INSTRUMENT PREPARED BY:

Jennifer S. Ghanem, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

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 8th day of June, 2026.

Notary Public
My Commission Expires: _____

QUITCLAIM DEED

Address New Owner:
Presence Properties, LLC
7869 River Road Pike
Nashville, Tennessee 37209

Send tax bills to:
New Owner

Map & Parcel No.:
072-120-233.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNA ARMSTRONG**, ("Grantor"), by these presents, does hereby quitclaim and convey to **PRESENCE PROPERTIES, LLC, a Tennessee limited liability company** ("Grantee") all of Grantor's right, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows:

Land in Davidson County, Tennessee, being the northerly 68 feet of the southerly 96 feet of Lot Numbers 123, 124, 125 and 126 on the plan of Riverside Drive Subdivision, as of record in Plat Book 974, page 60 and 61, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 123, 124, 125 and 126 fronts 68 feet on the easterly side of Tammany Drive, formerly Litton Avenue, and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Anna Armstrong, Single, by Igno, Inc., a Tennessee corporation, by Warranty Deed dated April 25, 2011, recorded on April 27, 2011 at Instrument Number 20110427-0032325 Register's Office for Davidson County, Tennessee.

This is improved property, known as: **2003 Tammany Drive, Nashville, TN 37216.**

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

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

{SIGNATURES ON FOLLOWING PAGE}

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of June, 2026.

GRANTOR:

ANNA ARMSTRONG

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ANNA ARMSTRONG,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and official seal at office this 8th day of June, 2026.

Notary Public
My commission expires: _____

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2028

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 6/8/26 (date of document).

Affiant Signature

6/8/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY