Karen Johnson Davidson County
Batch# 1438218 DEEDWARR
06/25/2026 12:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20260625-0057527

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Kristin Palardy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2026.

Elvira Deo
Notary Public

MY COMMISSION EXPIRES: 09/16/2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy, 2nd Floor, Suite L, Murfreesboro, TN 37129

File No.: 2026-80393

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Maria Reyes	New Owner	09514009500
(NAME)	(NAME)	
2128 Elm Hill Pike		
(ADDRESS)	(ADDRESS)	
Nashville TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy-Five Thousand And No/100 Dollars ($375,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ESTATE OF ANNE BURGESS ARMSTRONG BY ANTHONY QUINN ARMSTRONG AND TONYA ARMSTRONG CRAVEN, HEIRS AT LAW, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARIA REYES, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows:

BEING all of Lot No. 8, on the Plan of Elm Hill Acres, Section No. I, as shown by plat appearing of record in Book 2331, page 67, of the Register's Office of Davidson County, Tennessee, to which plat reference is

hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Osbie Lee Armstrong and wife, Anne B. Armstrong, by Warranty Deed from James Clay Orange and Mary Taylor Orange, dated September 3, 1959, appearing of record in Book 2960, Page 445, of the Register's Office of Davidson County, Tennessee. Osbie Lee Armstrong is now deceased having died October 23, 2022 leaving Anne B. Armstrong sole survivor.. Anne B. Armstrong is now deceased having died April 30, 2024, leaving her children, Anthony Quinn Armstrong and Tonya Armstrong Craven heirs at law.

unimproved ☐
This is improved ☑ property, known as 2128 Elm Hill Pike, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23 day of June, 2026.

Estate of Anne Burgess Armstrong

BY: Heir at Law
Anthony Quinn Armstrong
Heir at law

STATE OF TENNESSEE

COUNTY OF KNOX

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Anthony Quinn Armstrong as Heir at Law of Anne Burgess Armstrong and who executed the above named Warranty Deed as his own free act and deed.

Witness my hand and seal, at office in KNOXVILLE, TN, this 23RD day of June, 2026.

Notary Public
Printed Name: MELISSA ERBAUGH
My Commission Expires: 12/15/27

MELISSA ERBAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF JEFFERSON
My Commission Expires
Dec. 15, 2027

BY: Tonya Armstrong Craven
Tonya Armstrong Craven
Heir at law

STATE OF TENNESSEE

COUNTY OF Rutherford

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Tonya Armstrong Craven as Heir at Law of Anne Burgess Armstrong and who executed the above named Warranty Deed as her own free act and deed.

Witness my hand and seal, at office in Murfreesboro, this 23 day of June, 2026.

Macy Hunter
Notary Public
Printed Name: macy hunter
My Commission Expires: 2/17/2030



Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **6/23/2026** (date of document).

Jami K Averwater

Affiant Signature

6/25/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **25th** day of **June**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

