RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch # 1476554 DEEDWARR
09/23/2026 09:33:00 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20260923-0088118

STATE OF ~~TENNESSEE~~ OR MONTANA
COUNTY OF ~~DAVIDSON~~ OR YELLOWSTONE

Actual consideration or value, whichever is greater is $260,000.00.

Affiant

Subscribed and sworn before me this the 18th day of ~~of~~ September, 2026.

Notary Public DENNIS E RENO
My commission expires: 4-18-2028

DENNIS E. RENO NOTARIAL SEAL STATE OF MONTANA
DENNIS E. RENO
NOTARY PUBLIC for the State of Montana
Residing at Billings, MT
My Commission Expires April 18, 2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ginger Armstrong 716 Barlin Ct. Nashville, TN 37221	Ginger Armstrong 7749 Indian Springs Dr Nashville, TN 37221	142-10-0B 122.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RENEE S. LESUEUR, MARRIED**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey **to GINGER ARMSTRONG, UNMARRIED**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 122, on the Plan of Belle Pointe, Phase III, a planned unit development, of record in Book 6250, Page 872, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Renee S. Lesueur, a married woman, by deed dated 08/13/2014, from Jacqueline Ann Pillers, of record in Instrument No. 20140818-0074409, Register's Office for said County.

Subject to all Easements and Restrictions of record.

Property was not used as marital residence.

THIS IS MPROVED PROPERTY KNOWN AS 716 Barlin Ct., Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 17 day of September, 2026.

Renee S. Lesueur

MONTANA
STATE OF ~~TENNESSEE~~ RSL
COUNTY OF ~~DAVIDSON~~ YELLOWSTONE RSL

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Renee S. Lesueur, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of September, 2026.

My commission expires: 4-18-2028

Notary Public

DENNIS E RENO

DENNIS E. RENO NOTARIAL SEAL STATE OF MONTANA

DENNIS E. RENO
NOTARY PUBLIC for the
State of Montana
Residing at Billings, MT
My Commission Expires
April 18, 2028

WARRANTY DEED