Karen Johnson Davidson County
Batch # 1481116 DEEDQC
10/07/2026 10:19:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20261007-0092136

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 28 DAY OF September 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

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

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 COMMUNITY PROPERTY REVOCABLE TRUST	**SAME**	**131 02 0 118.00**
(NAME) **2018 Galbraith Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **James Lee Armstrong and wife, Tanya J. Armstrong,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **James Lee Armstrong and Tanya Jean Armstrong, Trustees of THE ARMSTRONG COMMUNITY PROPERTY REVOCABLE TRUST, dtd 09/28/2026,** established by **The Trust Agreement of THE ARMSTRONG COMMUNITY PROPERTY REVOCABLE TRUST, dtd 09/28/2026**, 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 grantor's 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. 15 of Block 1, on the Map of Overton Hills, as of record in Book 843, page 66, Register's Office for said County.

Said Lot fronts 100 feet on the north side of Galbraith Drive and runs back between lines, 276 feet on the westerly line and 276.5 feet on the easterly line, to a dead line on which it measures 100 feet.

Being the same property conveyed to Zvi Friedman and wife, Shirley Friedman by deed from John C. Pritchard and wife, Helen Pritchard of record in Book 4738, page 707, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James Lee Armstrong and wife, Tanya J. Armstrong, from Zvi Friedman and wife, Shirley Friedman, by Deed dated July 21, 1982, of record in Book 5921, Page 271, Register's Office for Davidson County, Tennessee.

The said Tanya J. Armstrong and Tanya Jean Armstrong are one in the same person for purposes of this transaction.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Said previous conveyance included for reference.

Grantors hereby convey the Subject Property to the Grantees and explicitly declare their intent to sever any existing tenancy by the entirety, conveying said property to the Grantees to be held exclusively as community property pursuant to the terms of the Grantees' Trust and the Tennessee Community Property Trust Act of 2010.

Unimproved ( )
This is improved (X) property, known as: **2018 Galbraith Drive, Nashville, TN 37215.**

Witness our hands, this the 28th day of September, 2026.

James Lee Armstrong

Tanya J. 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 **James 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 28th day of September, **2026.**

My Commission Expires: 1/22/2030

Notary Public

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

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 **Tanya J. 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 28th day of September, **2026.**

My Commission Expires: 1/22/2030

Notary Public

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