Bill Garrett Davidson County
Batch# 50504 DEEDQC
01/23/2018 12:49:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20180123-0006943

THIS INSTRUMENT PREPARED BY: WILLIAM H. LASSITER, JR., ESQ., 150 FOURTH AVENUE, NORTH, SUITE 1820, NASHVILLE, TENNESSEE 37219.

This deed has been prepared based upon information supplied by the Grantor and no independent title search has been conducted.

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Ronald Alton Hasty	–Same--	082 16 0 010.00; 082 16 0 011.00; 082 16 0 013.00; 147 02 0 202.00; 147 02 0 142.00; 147 02 0 200.00; and 147 02 0 201.00
28 Kennett Court P. O. Box 591		
Old Hickory, TN 37138		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, but for the express purpose of making a re-conveyance, I, **RONALD ALTON HASTY, TRUSTEE OF THE RONALD ALTON HASTY REVOCABLE LIVING TRUST, dated September 21, 2004,** by these presents, do hereby quitclaim and convey unto **RONALD ALTON HASTY**, his successors, heirs and assigns, all of the Trust's right, title and interest in and to the following described tracts or parcels of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

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

These are improved properties known as 701 Main Street, 705 Main Street, 709 Main Street, 4837 Sheffield Drive, 4835 Sheffield Drive, 4839 Sheffield Drive, and 4833 Sheffield Drive, Nashville, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 22nd day of January, 2018.

RONALD ALTON HASTY, TRUSTEE OF THE RONALD ALTON HASTY REVOCABLE LIVING TRUST, dated September 21, 2004:

BY: _____
RONALD ALTON HASTY, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ - 0 - .

_____
AFFIANT

Sworn to and subscribed before me this 22nd day of January, 2018.

_____
NOTARY PUBLIC

LINDA GAYLE DILLARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2021

My Commission Expires: _____

* * * * * * * * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Linda Gayle Dillard, a Notary Public in and for said County and State, personally appeared **RONALD ALTON HASTY, TRUSTEE OF THE RONALD ALTON HASTY REVOCABLE LIVING TRUST, dated September 21, 2004**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is authorized by the Trust to execute the foregoing instrument for the purposes therein contained.

Witness my hand at office in Nashville, Tennessee on this the 22nd day of January, 2018.

LINDA GAYLE DILLARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2021

_____
NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT A

701 MAIN STREET:

Land in Davidson County, Tennessee: Main Street, 71 x 161 x 1R, .32 acres, Field Book Number 19W 520, Map and Parcel Number 82-16-10, Deed Book 4917, Page 612.

Being the same property conveyed to Ronald Alton Hasty, Trustee of the Ronald Alton Hasty Revocable Living Trust, dated September 21, 2004 by Quitclaim Deed from Ronald Alton Hasty, of record in Instrument No. 20041012-0122798, Register's Office for Davidson County, Tennessee.

Parcel ID No: 082 16 0 010.00

705 MAIN STREET:

Parcel No. 1:

BEING Lot No. 3 on the Plan of William L. Foster's Addition to Edgefield, now East Nashville, as of record in Book 21, page 1; Register's Office for said county. Said Lot No. 3 fronts 50 feet on the northerly side of Main Street and runs back between parallel lines 170 feet to an alley.

INCLUDED in the above description but expressly EXCLUDED therefrom is the following:

BEING part of Lot No. 3 on the Plan of William L. Foster's Addition to Edgefield, now East Nashville, as of record in Book 21, page 1, said Register's Office, and being more particularly described as follows:

BEGINNING at a point, said point being on a northerly margin of Main Street and being the most southerly corner of said property; thence with the northerly margin of Main Street in an easterly direction a distance of 50 feet; more or less, to the easterly margin of said property; thence with the easterly margin of said property in a northerly direction a distance of 10 feet, more or less, to a point; thence with a line in a westerly direction, said line being parallel to and a distance of 10 feet from the northerly margin of Main Street a distance of 50 feet, more or less, to the westerly margin of said property; thence with the westerly margin of said property in a southerly direction a distance of 10 feet, more or less, to the point of beginning and containing 500 square feet, more or less, of record in Book 3919, page 450, said Register's Office.

Parcel No. 2:

BEING Lot No. 4 on the Plan of W. L. Foster's First Addition to Edgefield, now East Nashville, as of record in Book 21, page 1, Register's Office for said County, and being more particularly described as follows:

Said property fronting 50 feet on the northerly side of Main Street and running back between parallel lines 170 feet to the alley.

EXCLUDED from said property sale is the 10 foot strip along the northerly side of Main Street containing 500 square feet, which was taken by the Nashville Housing Authority for the widening of Main Street.

Being the same property conveyed to Ronald Alton Hasty, Trustee of the Ronald Alton Hasty Revocable Living Trust, dated September 21, 2004 by Quitclaim Deed from Ronald Alton Hasty, of record in Instrument No. 20041012-0122798, Register's Office for Davidson County, Tennessee.

PARCEL ID: 082 16 0 011.0

709 MAIN STREET:

Being Lot. No. 5 on the Plan of Foster's First Addition to Edgefield, now East Nashville, as of record in Book 21, Page 1 of the Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the northerly side of Main Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Ronald Alton Hasty, Trustee of the Ronald Alton Hasty Revocable Living Trust, dated September 21, 2004 by Quitclaim Deed from Ronald Alton Hasty, of record in Instrument No. 20041012-0122798, Register's Office for Davidson County, Tennessee.

PARCEL ID: 082 16 0 013.00

4833, 4835, 4837 AND 4839 SHEFFIELD:

Land in Davidson County, Tennessee, being a tract marked "Reserved for Future Development" on the Plan of Elysian Park, Section 2, as of record in Book 2854, page 40, Register's Office for said County.

Said "Reserved Tract" fronts 157.5 feet on the westerly side of Sheffield Drive and extends back 210.3 feet on the northerly line and 199.6 feet on the southerly line to a dead line measuring 97.8 feet thereon.

Being the same property conveyed to Ronald Alton Hasty, Trustee of the Ronald Alton Hasty Revocable Living Trust, dated September 21, 2004 by Quitclaim Deed from Ronald Alton Hasty, of record in Instrument No. 20041012-0122798, Register's Office for Davidson County, Tennessee.

PARCEL ID: 147 02 0 202.00; 147 02 0 142.00; 147 02 0 200.00; and 147 02 0 201.00

CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Linda Gayle Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne E. Neeley, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 7/8/2019