Karen Johnson Davidson County
Batch# 579032 DEEDWARR
02/25/2021 03:12:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210225-0024219

THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Ronald Alton Hasty, as Trustee, Affiant

Subscribed and sworn to before me,
this 23rd day of February, 2021.

LISA D. HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Notary Public
My Commission Expires: 5/3/2021

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Ronald Alton Hasty, Trustee of the Ronald Alton Hasty Revocable Trust u/a dtd. February 23, 2021 28 Kennett Court Old Hickory, TN 37138	Ronald Alton Hasty, Trustee of the Ronald Alton Hasty Revocable Trust u/a dtd. February 23, 2021 28 Kennett Court Old Hickory, TN 37138	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 0 200.00 147 02 0 201.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **RONALD ALTON HASTY** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **RONALD ALTON HASTY, as Trustee of the RONALD ALTON HASTY REVOCABLE TRUST under agreement dated February 23, 2021** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to the following described tracts of real property located in Davidson County, Tennessee, being more particularly described as follows:

701 MAIN STREET

Land in Davidson County, Tennessee: Main Street, 71 x 161 x IR, 0.32 acres, Field Book Number 19W 520, Map and Parcel Number 82-16-10, Deed Book 4917, Page 612.

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.

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.

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 lines to a dead line measuring 97.8 feet thereon.

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

All of the above properties are the same properties conveyed to Ronald Alton Hasty by Quitclaim Deed dated January 22, 2018, from Ronald Alton Hasty, Trustee of the Ronald Alton Hasty Revocable Living Trust, dated September 21, 2004, of record in Instrument Number 20180123-0006943, Registers Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

[Signature on the following page.]

SIGNED this the 23rd day of February, 2021.

RONALD ALTON HASTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RONALD ALTON HASTY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 23rd day of February, 2021.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Notary Public

My Commission Expires: 5/3/2021

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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.

Paul C. Hayes

Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa D. Hill, a notary public for this county and state, Paul C. Hayes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa D. Hill

Notary Public

My Commission Expires: 5-3-2021

Notary's Seal (if on paper)

