Karen Johnson Davidson County
Batch# 579037 DEEDWARR
02/25/2021 03:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210225-0024224

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.

Linda Hasty, Affiant

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

Notary Public
My Commission Expires: 5/3/2021

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

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Linda Hasty 28 Kennett Court Old Hickory, TN 37138	Linda Hasty 28 Kennett Court Old Hickory, TN 37138	4D 27864 54-14-68 4D 27818 54-14-69

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 **LINDA HASTY** (the "Grantee"), her successors and assigns, all of the Grantor's right, title, and interest in and to the following real property located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 166 on the Plan of Brandywine Farms, Section VIIII, as of record in Book 4460, page 10, Register's Office of Davidson County, Tennessee.

Said lot fronts 123.8 ft. on the northwesterly side of Kennett Court and extends back 326.0 ft. on the northeasterly line and 273.9 ft. on the southwesterly line to a line in the rear on which it measures 161.7 ft.

And

Land in Davidson County, Tennessee, being Lot 167 on the Plan of Brandywine Farms, Section VIII, as of record in Book 4460, page 10, Register's Office of Davidson County, Tennessee.

Beginning at a point in the northwesterly margin of Kennett Court, a common corner of Lots Nos. 166 and 167; thence with the line between said two lots northwesterly 273.9 ft. thence S 43° 48' W 194.0 ft. to a point in the northeasterly margin of Kennett Road; thence with said margin southeasterly 206.1 ft., thence around a curve easterly 38.3 ft. to a point in the northwesterly margin of Kennett Court; thence with said margin 116.0 ft. northeasterly to the point of beginning.

Being all the same property conveyed to Ronald Alton Hasty and wife, Brenda Hasty, as tenants by the entirety, by Quitclaim Deed from Ronald Alton Hasty of record in Book 5925, page 436, Register's Office for Davidson County, Tennessee. Ronald Alton Hasty obtained fee simple title to the subject property by surviving his spouse, Brenda Hasty, who died on March 12, 2003. Brenda Hasty's Will is recorded in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket No. 03P-844.

This conveyance is made subject to:

1. The Open-End Deed of Trust of record as Instrument No. 20030709-0094935, Register's Office for Davidson County, Tennessee, from Ronald A. Hasty to Regions Bank with a maximum principal indebtedness of $440,000.
2. The Open-End Deed of Trust of record as Instrument No. 20080905-0091190, Register's Office for Davidson County, Tennessee, from Ronald A. Hasty aka Ronald Alton Hasty and Linda C. Hasty, husband and wife, to Regions Bank.

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, her 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.

[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)

