Karen Johnson Davidson County
Batch# 670038 DEEDQC
07/02/2021 09:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210702-0089807

QUITCLAIM DEED

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/15/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Elizabeth A. Hasting, Trustee	Same as Owner	117-03-0D-247.00-CO
(NAME) Hillsboro EH 247 ~~Hillsboro~~ Place	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Elizabeth A. Hasting** (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Elizabeth A. Hasting, Trustee of the Elizabeth A. Hasting Revocable Trust dated April 22, 2021** (the "**Grantee**"), her successors and assigns, that certain parcel of land in Davidson County, Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This is improved property located at 247 Hillsboro Pl. Nashville, Tennessee 37215.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 25th day of June, ~~2020~~ 2021. EH

GRANTOR:

Elizabeth A. Hasting

STATE OF OHIO)
COUNTY OF CLARK)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Elizabeth A. Hasting, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and executed the foregoing instrument for the purposes contained therein.

WITNESS my hand, at office, this 25th day of June, 2021.

NOTARIAL SEAL
STATE OF OHIO

Tammi J. Angle
Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date
Section 147.03 O.R.C.

Tammi J. Angle
Notary Public

My Commission Expires: No exp. date

EXHIBIT "A"

Description of the Property

Land in Davidson County, Tennessee, being Lot No. 247 on the Plan of Hillsboro Station Condominiums of record in Plat Book 6250, Pages 751, 752 and 753, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to SPH Property One, LLC, a Delaware limited liability Company by Warranty Deed from Ira E. Phillips, III recorded on July 31, 2020 in 20200731-0084837 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Elizabeth A. Hasting, unmarried, from SPH Property One, LLC, a Delaware limited liability company, by Special Warranty Deed dated September 16, 2020, of record as Instrument No. 20200921-0107665, Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 4th day of January, 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: March 17, 2024