Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

Karen Johnson Davidson County
Batch# 708812 DEEDWARR
09/01/2021 01:36:06 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20210901-0117991

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2021.

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Notary Public
MY COMMISSION EXPIRES:
File No. G21-13768

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Matthew Logan Lepper and Shannon Virginia OBrien (NAME)	New Owner (NAME)	146-16-0-006
(STREET ADDRESS)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Craig Marshall Hastings, Victoria Elaine Lovell, James Darrell Hastings and Pamela Louise Martin, Devisees of The Estate of James L. Hastings**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shannon Virginia O'Brien, a single woman and Matthew Logan Lepper, a single man as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Brentwood Hall, Section I, as of record in Book 2083, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to James Lloyd Hastings, by Quitclaim Deed from Ronetta Joyce Hastings, dated 5/11/1999 and recorded 5/14/1999 in Book 11479, Page 819, in the Register's Office of Davidson County, Tennessee. The said James Lloyd Hastings, also known as James L. Hastings, having since died testate on March 2, 2021. His Estate is being probated under Docket No. 21P609 in the Probate Court for Davidson County, Tennessee. By his Last Will and Testament, he devised subject property equally to his children, Pamela Louise Martin, Craig Marshall Hastings, Victoria Elaine Lovell and James Darrell Hastings.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 511 Hogan Road, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 31st day of August, 2021.

The Estate of James L. Hastings

By: _____
Craig Marshall Hastings, Devisee

By: _____
Victoria Elaine Lovell, Devisee

By: _____
James Darrell Hastings, Devisee

By: _____
Pamela Louise Martin, Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2021, before me personally appeared Craig Marshall Hastings, Victoria Elaine Lovell, James Darrell Hastings, and Pamela Louise Martin, Devisees of The Estate of James L. Hastings, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of August, 2021.

TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

_____
Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066