2401 Branch Street
Davidson County

Prepared by and Return to:

Tommy C. Estes
MANIER & HEROD, a Tennessee Professional
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9315

Karen Johnson Davidson County
Batch# 799309 DEEDQC
02/02/2022 11:50:37 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220202-0012334

CO-TRUSTEES' QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Connie Lynn Hughes and Cynthia Ann Henry, Co-Trustees Frank L. Hastings Family Trust P. O. Box 597 Gallatin, TN 37066	Same	072 11 0 078.00

IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Connie Lynn Hughes and Cynthia Ann Henry, Co-Trustees of the **Bobbie Sue Hastings Qualified Marital Trust** (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said Trust, do hereby quitclaim and convey unto **Connie Lynn Hughes and Cynthia Ann Henry, Co-Trustees of the FRANK L. HASTINGS FAMILY TRUST U/W** which was admitted to Probate on September 28, 2004 as Case No. 2004P-350 in Sumner County, Tennessee, (hereinafter referred to as "Grantee"), their successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 38 on the Map of Glenmeade Subdivision of record in Book 974, Page 32, Register's Office of said County.
>
> Said Lot No. 38 fronts 43 feet on the easterly side of Branch Street, formerly McKinny Avenue, and runs back between lines 150 feet, more or less, on the southerly line, along the margin of Litton Avenue, said line being a broken line and 150 feet on the northerly line, to dead line in the rear, measuring 38.5 feet thereon.
>
> Being the same property conveyed by the Personal Representative of the Estate of Frank L. Hastings, by means of a Personal Representative's Quitclaim Deed,

dated January 27, 2012 and recorded on February 3, 2012, as Instrument No. 20120203-0009912 Register of Deeds Office Davidson County, Tennessee, which transferred this property to Bobbie Sue Hastings, Connie Lynn Hughes and Cynthia Ann Henry, as Co-Trustees of the BOBBIE SUE HASTINGS QUALIFIED MARITAL TRUST. Bobbie Sue Hastings subsequently died on October 28, 2020, leaving Connie Lynn Hughes and Cynthia Ann Henry as the remaining Co-Trustees of the Bobbie Sue Hastings Qualified Marital Trust.

This is improved property known as: 2401 Branch Street, Nashville, in Davidson County, TN.

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to the Co-Trustees of the Bobbie Sue Hastings Qualified Marital Trust. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Connie Lynn Hughes and Cynthia Ann Henry are the remaining Co-Trustees of the Frank L. Hastings Family Trust due to the death of Bobbie Sue Hastings on October 28, 2020. The Estate of Bobbie Sue Hastings is being probated in Sumner County, Tennessee as Case File No. 21PR-191.

WITNESS MY HAND this 2 day of February, ~~2021~~ 2022.

BOBBIE SUE HASTINGS QUALIFIED
MARITAL TRUST, GRANTOR

By: Connie Lynn Hughes, Co-Trustee
Connie Lynn Hughes, Co-Trustee

By: Cynthia Ann Henry, Co-Trustee
Cynthia Ann Henry, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 2nd day of February, 2021, before me personally appeared Connie Lynn Hughes, to me known or proved to me on the basis of satisfactory evidence to be the person described herein and who executed the foregoing instrument for the purposes therein contained as Co-Trustee of the Bobbie Sue Hastings Qualified Marital Trust and acknowledged that she executed the same as her free act and deed for and on behalf of said Trust.

WITNESS MY HAND and notarial seal.



Tommy C. Estes
Notary Public
My Commission Expires: 05-07-2024

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 2nd day of February, 2021, before me personally appeared Cynthia Ann Henry, to me known or proved to me on the basis of satisfactory evidence to be the person described herein and who executed the foregoing instrument for the purposes therein contained as Co-Trustee of the Bobbie Sue Hastings Qualified Marital Trust and acknowledged that she executed the same as her free act and deed for and on behalf of said Trust.

WITNESS MY HAND and notarial seal.



Tommy C. Estes
Notary Public
My Commission Expires: 05-07-2024

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(H).