2516 Dickerson Pike
Davidson County

Prepared by and Return to:

Tommy C. Estes
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Karen Johnson Davidson County
Batch# 799309 DEEDQC
02/02/2022 11:50:37 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220202-0012336

CO-PERSONAL REPRESENTATIVES' QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Connie Lynn Hughes and Cynthia Ann Henry, Co-Trustees Bobbie Sue Hastings Family Trust P. O. Box 597 Gallatin, TN 37066	Same	071 03 0 022.00

Bobbie Sue Hastings (hereinafter referred to as the "Decedent") died on October 28, 2020. Decedent's husband, Frank L. Hastings, predeceased her on May 6, 2004 and his Will was admitted to probate on September 28, 2004 as Case No. 2004P-350 in Sumner County Tennessee.

Decedent died leaving a Last Will and Testament dated April 20, 1994 and a First Codicil to Last Will and Testament dated March 23, 2000. The Last Will and Testament and First Codicil were admitted to probate on April 13, 2021 in the Chancery Court, Probate Division, for Sumner County, Tennessee, and assigned the case number 21PR-191. The Co-Personal Representatives, Connie Lynn Hughes and Cynthia Ann Henry are duly qualified. Debts of the Decedent have been paid. The Co-Personal Representatives, by signing this Co-Personal Representative's Quitclaim Deed, release any right the Co-Personal Representatives have to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Connie Lynn Hughes and Cynthia Ann Henry, Co-Personal Representatives of the Estate of Bobbie Sue Hastings (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, do hereby quitclaim and convey unto Connie Lynn Hughes and Cynthia Ann Henry, Co-Trustees of

the BOBBIE SUE HASTINGS FAMILY TRUST U/W, (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 a part of 100 acres of land owned by E. R.Vernon, and described as follows:
>
> Beginning in the center of Dickerson Turnpike at the northeast corner of said 100 acres of land, and running thence with a stone fence and the north line of said 100 acre tract of land, north 84 3/4 degrees west 1203. 3 feet to a stake and redbud pointers; thence south 12 1/2 degrees west 144 1/2 feet to a stake; thence east along a line parallel to the first line, 1203.3 feet, more or less, to the center of said Dickerson Turnpike; thence with the center of said Dickerson Turnpike north 12 1/2 degrees east 144 1/2 feet to the beginning.
>
> Included in this description but expressly excluded from this conveyance is a tract of 2.66 acres previously conveyed to Clarence B. Parker by deed dated March 15, 1984,and of record in Book 1281, page 229, Register's Office for Davidson County, Tennessee, described as follows, to wit:
>
> Land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made March 11, 1941, by W. D. Southgate, Surveyor, as follows:
>
> Beginning at a point in a wire fence, the southeast corner of the tract in question in the north line of the property belonging to Clarence Parker, said point also being*
>
> Being all of the property conveyed to Frank L. Hastings and wife, Bobbie Sue Hastings by Warranty Deed of record in Book 8016 Page 323, Register of Deeds Office Davidson County, Tennessee.
>
> This conveyance is subject to taxes for the year 1989 and subsequent years, easement and restrictive covenants of record.
>
> **This is improved / unimproved property known as: 2516 Dickerson Pike, Nashville, in Davidson County, Tennessee.**

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to the Decedent. 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.

WITNESS MY HAND this 2 day of February, 2022.

ESTATE OF BOBBIE SUE HASTINGS-GRANTOR

By: Connie Lynn Hughes, Co-Personal Representative
Connie Lynn Hughes,
Co-Personal Representative

Cynthia Ann Henry, Co-Personal Representative
Cynthia Ann Henry,
Co-Personal Representative

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, CONNIE LYNN HUGHES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is a Co-Personal Representative of the Estate of Bobbie Sue Hastings and that she executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 2nd day of February, 2021.

TOMMY C. ESTES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES May 07, 2024

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

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, CYNTHIA ANN HENRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is a Co-Personal Representative of the Estate of Bobbie Sue Hastings and that she executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 2nd day of February, 2021.

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

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES May 07, 2024