906 B Douglas Avenue
Davidson County

Prepared by and Return to:

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

Karen Johnson Davidson County
Batch# 799405 DEEDQC
02/02/2022 01:56:54 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220202-0012461

CO-TRUSTEES' QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.:
Connie Lynn Hughes Cynthia Ann Henry PO Box 597 Gallatin, TN 37066	SAME	072 13 0 441.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Connie Lynn Hughes and Cynthia Ann Henry, the remaining Co-Trustees of the FRANK L. HASTINGS FAMILY TRUST U/W (the "Trust"), (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto Connie Lynn Hughes and Cynthia Ann Henry, each, individually, a 50% undivided interest (hereinafter referred to as "Grantees"), their successors and assigns, all of the Trust's interest in and to the following described property located in Davidson County, Tennessee to wit:

> Being the westerly one-half of Lot No. 35 on the Plan of Sharpe and Horn's Fourth Addition, as of record in Book 161, Page 172, Register's Office for said County.
>
> Said part of Lot No. 35 fronts 50 feet on the southerly side of West Douglas Avenue, formerly Hinton Street and runs back between parallel lines 160 feet to an alley.
>
> Being the same property conveyed by the Co-Trustees of the BOBBIE SUE HASTINGS QUALIFIED MARITAL TRUST, by means of a Co-Trustees' Quitclaim Deed, dated FEBRUARY 2, 2022 and recorded on FEBRUARY 2, 2022, as Instrument No. 20220202-0012329 Register of Deeds Office Davidson County, Tennessee, which transferred

this property to Connie Lynn Hughes and Cynthia Ann Henry, as Co-Trustees of the FRANK L. HASTINGS FAMILY TRUST U/W.

This is improved property known as: 906 B Douglas Avenue, Nashville, Davidson County, Nashville, Tennessee.

The legal description stated above has been taken from said Quitclaim Deed conveying the interest in said property to the Co-Trustees of the Frank L. Hastings Family 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.

WITNESS MY HAND this 2 day of February, 2022.

FRANK L. HASTINGS FAMILY TRUST, Grantor

Connie Lynn Hughes, Co-Trustee
Connie Lynn Hughes, Co-Trustee

Cynthia Ann Henry, Co-Trustee
Cynthia Ann Henry, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me Tommy C. Estes, a Notary Public of this County, Connie Lynn Hughes, Co-Trustee of the Frank L. Hastings Family Trust, 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 executed the within instrument for the purposes therein contained on behalf of Frank L. Hastings Family Trust.

WITNESS MY HAND, at office, this 2nd day of February, 2022.

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, Co-Trustee of the Frank L. Hastings Family Trust, 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 executed the within instrument for the purposes therein contained on behalf of Frank L. Hastings Family Trust.

WITNESS MY HAND, at office, this 2nd day of February, 2022.

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

THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(3)(H) OF THE TENNESSEE CODE ANNOTATED.