2401 Branch Street
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
20220202-0012466

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 11 0 078.00

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:

> 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 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. 20220202-0012334

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: 2401 Branch Street, Nashville, Davidson County, Tennessee 37216.

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.