2516 Dickerson Pike
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
20220202-0012468

# CO-TRUSTEES QUITCLAIM DEED

| **ADDRESS OF NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP/PARCEL** |
|---|---|---|
| Connie Lynn Hughes<br>Cynthia Ann Henry<br>P. O. Box 597<br>Gallatin, TN 37066 | Same | 071 03 0 022.00 |

FOR AND 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 FAMILY TRUST U/W** (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 A. HENRY,** each, individually, a 50% undivided interest (hereinafter referred to as "Grantees"), their successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee:

> 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 part of the same property conveyed to Connie Lynn Hughes and Cynthia Ann Henry as Co-Trustees of the Bobbie Sue Hastings Family Trust U/W of Bobbie Sue Hastings by means of a Co-Personal Representatives quitclaim deed, dated FEBRUARY 2, 2022 and recorded on FEBRUARY 2, 2022, as Instrument No. 20220202-0012336, 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.

BOBBIE SUE HASTINGS FAMILY TRUST
U/W -GRANTOR

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

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

***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***

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-Trustee of the Bobbie Sue Hastings Family Trust and that she executed the within instrument for the purposes therein contained for and on behalf of the Bobbie Sue 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

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-Trustee of the Bobbie Sue Hastings Family Trust and that she executed the within instrument for the purposes therein contained for and on behalf of the Bobbie Sue 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

Notary Public
My Commission Expires: 05-07-2024