Karen Johnson Davidson County
Batch# 913965 DEEDQC
09/08/2022 11:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220908-0100710

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Keri Baker
Affiant Signature

Subscribed and sworn to before me on this the 8 day of Aug, 2022

Notary Public

My Commission expires 11 / 06 / 2024

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Linda Wynkoop & Dana Ray Hastings Jr
96 McCall Street
Nashville, TN 37211

SEND TAX BILLS TO:
Linda Wynkoop & Dana Ray Hastings Jr
96 McCall Street
Nashville, TN 37211
MAP AND PARCEL NUMBER: 133-4-36

QUITCLAIM DEED

22NT01230

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Linda M. Wynkoop, an unmarried woman

By these presents do remise, release and **QUITCLAIM** unto

Dana Ray Hastings Jr & Linda M. Wynkoop, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 143 on the Map of Glencoe Acres, Section 1, of record in Book 1835, Pages 136-138, Register's Office of Davidson County, Tennessee.

Said Lot No. 143 fronts 96 feet on the northerly margin of Antioch Pike and extends back between lines 140.1 feet on the easterly line and 167.8 feet on the westerly line to a broken line in the rear, measuring 114.4 thereon.

Being the same property conveyed to Linda M. Wynkoop, an unmarried woman by Quit Claim Deed from Lynda M. Wynkoop, an unmarried woman dated 03/14/2015 and recorded 03/20/2015 as instrument no. 2015030-00241781, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lynda M. Wynkoop, an unmarried woman by Warranty Deed from Bethany Hook, Trustee for Kimberly K. Watson and Kimberly K. Watson, individually dated 07/30/2013 and recorded 09/04/2013 as instrument no. 20130904-0093205, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 96 McCall Street, Nashville, TN 37211

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8 day of Aug., 2022.

Linda M. Wynkoop

Linda M. Wynkoop

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Linda M. Wynkoop,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of Aug., 2022

Notary Public

My Commission expires: 11 / 06 / 2024.

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Dana Ray Hastings, Jr

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Dana Ray Hastings, Jr,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of Aug, 2022 (58)

Notary Public

My Commission expires: 11 / 06 / 2024.

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ruth Turner do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/8/2022 (date of document).

Affiant Signature

9/8/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 of Sept, 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24

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