This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
215 Highway 76
White House, TN 37188
(615) 672-7925

ADDRESS NEW OWNER:
4590 East Robertson Rd.
Cross Plains, TN 37049

SEND TAX BILL:
New Owner

OWNER:
Samuel E. Hasting, Jr.

Karen Johnson Davidson County
Batch# 1101700 DEEDQC
02/15/2024 03:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240215-0010690

MAP AND PARCEL:
043 11 0 181.00

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY PARTIES. NO TITLE SEARCH PERFORMED.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00), cash in hand paid by the hereinafter named Grantee, and other valuable considerations, the receipt of which is hereby acknowledged, I, James Hasting hereby Quitclaim all my interest to Samuel E. Hasting, Jr., his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being land in Davidson County, Tennessee, being Lot No. 7 on the Plan of John W. Anderson Subdivision of Lot Four on the plan of Anderson Estates, which plan is of record in Book 1835, Page 34, Register's Office of Davidson County, Tennessee.

Said Lot No. 7 fronts 115.0 feet on the easterly side of Archwood Drive and runs back between lines 435.0 feet to a dead line.

Being the same property conveyed to James Hasting by deed from Nick Martin, Trustee of the 114 Archwood Drive Trust, dated 2/8/2023 and of record in Instrument No. 202302080009354, Register's Office, Davidson County, Tennessee.

Property known as 114 Archwood Drive, Madison, TN 37115

This conveyance is subject to any and all existing easements and restrictions of record.

And now I, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all my interest unto the said Samuel E. Hasting, Jr. his heirs and assigns, forever; and I, James Hasting covenant with the said Grantee that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 14th day of February, 2024.

James Hasting

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James Hasting the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Springfield, Tennessee, this the 14th day of February, 2024.

My Commission Expires: 11-19-2024

NOTARY PUBLIC

COURTNEY HULSEY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

The actual value or consideration, whichever is greater, for this transfer is $0.

AFFIANT

Subscribed and sworn to before me this 14th day of February, 2024.

NOTARY PUBLIC

My Commission Expires: 11-19-2024

COURTNEY HULSEY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN

Certificate of Authenticity

I, Kathy Lee, 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 2/14/24.

Date

Affiant Signature

2/14/24

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 14th day of February 2024.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON