Karen Johnson
Batch # 1168603
08/13/2024 01:13:22 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240813-0061314

This Instrument Prepared By
WILKERSON & GAULDIN
Attorneys at Law
Post Office Box 220
Dyersburg, Tennessee 38025-0220

(Without Opinion of Title, Survey or Other Representation)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that LEE HASTINGS and ANNETTA HASTINGS, husband and wife, do hereby quitclaim and convey unto LEE M. HASTINGS and ANNETTA S. HASTINGS, TRUSTEES of the HASTINGS LIVING TRUST dated November 21, 2018, and any amendments thereto, their successors and assigns, all of its right, title and interest in and to the following described real estate:

A condominium apartment in Davidson County, Tennessee, being Unit No. 212 of Windsor Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 71, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being further identified as Tax Map Parcel 103160B02300CO, in the records of the Tax Assessor's Office for Davidson County, Tennessee.

Being the same property conveyed to the Grantors by Warranty Deed from Walker Casey Reed, married, dated June 28, 2019, and recorded on June 29, 2018, of record in Instrument No. 20180629-0063292, Register's Office for Davidson County, Tennessee. The date of said Warranty Deed was corrected to June 28, 2018, by Scrivener's Affidavit of record in Instrument No. 20240612-0044087, in said Register's Office.

Statement required by Tennessee Code Annotated § 66-24-121. The foregoing legal description is the same as contained in the source of title shown above.

SIGNED this 27th day of June, 2024.

Lee Hastings

Annetta Hastings

STATE OF TN

COUNTY OF Dyer

Before me personally appeared LEE HASTINGS and wife, ANNETTA HASTINGS, to me known (or proved to me on the basis of satisfactory evidence), to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and seal on this 27th day of June, 2024.

NOTARY PUBLIC

CARRIE BURNS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DYER

My Commission Expires: 11-4-25

OWNER and
RESPONSIBLE FOR TAXES:

Lee M. Hastings and Annetta S. Hastings
Trustees of the Hastings Living Trust
P.O. Box 869
Dyersburg, TN 38025

I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00. This transfer is exempt pursuant to TCA Sec. 67-4-409 (a) (3) (F).

AFFIANT

Sworn to and subscribed before me on this, the 27th day of June, 2024.

Notary Public

CARRIE BURNS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DYER

My commission expires: 11-4-25

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