Karen Johnson Davidson County
Batch# 1361228 DEEDWARR
12/23/2025 12:48:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251223-0102116

AFTER RECORDING RETURN TO:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128
File No. 2067575

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 15007025100

WARRANTY DEED

THIS INDENTURE made and entered into on this 8 day of Dec, 2025, by and between **DONNA M. HASTINGS, widow, individually and as surviving spouse of DONALD HASTINGS, deceased,** residing at 3205 Oakview Court, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **DONNA M. HASTINGS, widow,** residing at 3205 Oakview Court, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 3205 Oakview Court, Antioch, TN 37013

Being the same property conveyed to DONALD HASTINGS and wife, DONNA M. HASTINGS in a Deed recorded on 04/06/2016 under Instrument Number: 20160406-0033190 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto

his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

DONNA M. HASTINGS

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **DONNA M. HASTINGS** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 8 day of Dec, 2025.

Notary Public

My Commission expires: 07/03/28



No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Donna M Hastings

Affiant

Print Name: Donna M. Hastings

STATE OF IN
COUNTY OF Davidson

Subscribed and sworn to before me this 8 day of Dec, 2025

Notary Public
My Commission Expires: 07/03/28

Name and address for person(s) responsible for taxes:

DONNA M. HASTINGS
3205 Oakview Court
Antioch, TN 37013

Name and address of property owner:

DONNA M. HASTINGS
3205 Oakview Court
Antioch, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON , STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 14-A, ZONE LOT DIVISION, LOTS NOS. 14 & 19, LAKESHORE WOODS, SECTION 2, OF RECORD IN PLAT BOOK 5800, PAGE 316, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel ID Number: 15007025100

Property commonly known as: 3205 Oakview Court, Antioch, TN 37013

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Angelia Webb, 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 December 8, 2025 (date of document)

Angelia Webb

Affiant Signature - Angelia Webb

Date: December 17 2025

State of Ohio
County of Cuyahoga

Sworn to and subscribed before me this 17th day of December, 2025.

Angela Eatmon

Notary Public

NOTARY PUBLIC STATE OF OHIO

ANGELA EATMON
Notary Public
State of Ohio
My Comm. Expires
February 23, 2026

My Commission Expires: 02/23/2026

Notary Seal