WARRANTY DEED

Karen Johnson
Batch # 1408760
04/20/2026 02:15:50 PM
Fees: $13.00 Taxes: $1,180.30

Davidson County
DEEDWARR
2 pgs

20260420-0032364

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ELIZABETH ANNE MINGUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 07, 2026

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
James G. Thomas	James G. Thomas	103-16-0B-023.00-CO
(NAME)	(NAME)	
4215 Harding Pike Unit 212	1323 Overlook Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Mount Eagle, TN 37356	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lee M. Hastings and Annetta S. Hastings, Trustees of the Hastings Living Trust dated November 21, 2018**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **James G. Thomas, a single man**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

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.

Being the same property conveyed to Lee Hastings and Annetta Hastings, husband and wife by Warranty Deed from Walker Casey Reed, married of record in Instrument No. 20180629-0063292 Register's Office for Davidson County, Tennessee, dated June 28, 2018 and recorded on June 29, 2018, and Scrivener's Affidavit Recorded on June 12, 2024, Instrument No. 20240612-0044087.

Being the same property conveyed to Lee M. Hastings and Annetta S. Hastings, Trustees of the Hastings Living Trust dated November 21, 2018 by Quitclaim Deed from Lee Hastings and Annetta Hastings, husband and wife of record in Instrument No. 20240813-0061314 Register's Office for Davidson County, Tennessee, dated June 27, 2024 and recorded on August 13, 2024.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 4215 Harding Pike Unit 212, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Effective the 17th day of April, 2026.

Lee M. Hastings and Annetta S. Hastings, Trustees of the Hastings Living Trust dated November 21, 2018

BY: Lee M. Hastings
Lee M. Hastings

STATE OF TENNESSEE
COUNTY OF Dyer

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lee M. Hastings, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Hastings Living Trust dated November 21, 2018 and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 17 day of April, 2026

Notary Public

J. MICHAEL GAULDIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DYER

My commission expires: 7-1-26

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027