Karen Johnson Davidson County
Batch # 1411058 DEEDQC
04/24/2026 09:48:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260424-0034883

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 L & A HASTINGS PROPERTIES, LLC, a Tennessee limited liability company, does 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:

> Land in Davidson County, Tennessee, being Unit No. 610, on the Plan of Windsor Tower Condominium Apartments, of record in Plat Book 5200, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4215 Harding Road Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5313, page 338, and amended in Book 8666, page 789, in said Register's Office.
>
> Being further identified as Tax Map Parcel 103-16-0B-069.00 CO, in the records of the Tax Assessor's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to the Grantor by Warranty Deed from Ward Jay Mallory and Peggy Thomas Mallory, Trustees of the Ward & Peggy Mallory Living Trust, established by the Revocable Trust Agreement of Ward Jay Mallory and Peggy Thoms Mallory dated April 27, 2023, and recorded on July 24, 2025, of record in Instrument No. 20250724-0058431, Register's Office for Davidson County, Tennessee.
>
> 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 17 day of April, 2026.

L & A HASTINGS PROPERTIES, LLC

By: Lee Hastings
Lee Hastings, Manager

STATE OF TN

COUNTY OF Dyer

Before me, a notary public in the state and county aforesaid, personally appeared LEE HASTINGS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of L & A HASTINGS PROPERTIES, LLC, the within named Grantor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Manager.

WITNESS my hand and seal on this 17th day of April, 2026.

NOTARY PUBLIC

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

My Commission Expires: 7-1-26

OWNER and
RESPONSIBLE FOR TAXES:

Lee M. Hastings and Annetta S. Hastings
Trustees of the Hastings Living Trust
18800 Gulf Blvd
Unit 402
Indian Shores, Fl. 33785

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 17 day of April, 2026.

Notary Public

My commission expires: 7-1-26

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

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