Bill Garrett Davidson County
Batch# 51037 DEEDQC
01/24/2018 12:13:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180124-0007416

Prepared by/Return to:
Signature Title Services, LLC
120 Dunbar Cave Rd., Suite A
Clarksville, TN 37043

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Sumner

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

Affiant

Subscribed and sworn to before me, this 19th day of January, 2018.

Notary Public

My commission expires: 1/29/20

APRIL GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JANUARY 29, 2020

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eric W. Mayfield	**New Owner**	**005.00-028.00**
2048 Old Baker Rd.		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged JAMES ROBERT RUST AND PAMELA R. RUST, " GRANTOR", by these presents, does hereby quitclaim and convey unto ERIC W. MAYFIELD, an unmarried man herein called "GRANTEE", his/her/their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Beginning at a point in the center of a County Road, the northwesterly corner of Padgett's land; and running thence with the center of said road, N. 16 ½ deg. W 38 feet, N 29 ½ deg. W 71 feet; N 44 deg. W 66 feet and N 52 deg. 40' W, 230 feet to a point in the center of said road, the northeasterly corner of a tract of land owned by the L&N Railroad Company; thence S 42 deg. 45' W along the southeasterly boundary of said L&N Railroad property, 306 ½ feet to the center of the old road bed of said railroad, now abandoned; thence S 45 deg. E with the center of said abandoned road bed, 460 feet to Padgett's southwesterly corner; thence N 30 deg. E with Padgett's northwesterly line, 308 ½ feet to the beginning, containing 3.15 acres, more or less.

Being a portion of the same property conveyed to James Robert Rust and Pamela R. Rust, husband and wife, tenants in common with right of survivorship, by Warranty Deed from Sharon Diane Broaderick and Teresa Horton and Richard Douglas Rust and James Robert Rust dated January 30, 2017, of record in Instrument No. 20170202-0011249, Register's Office for Davidson County, Tennessee.

By way of recital, this deed is being executed in order to correct the legal description in the above referenced Instrument, which erroneously conveyed this tract, and to divest James Robert Rust and Pamela R Rust of any interest in the subject property, and vest all interest in Eric W. Mayfield.

This is improved property bearing the street address of 2048 Old Baker Rd., Goodlettsville, TN 37072

WITNESS our hands this 19th day of January, 2018

JAMES ROBERT RUST

PAMELA R RUST

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, JAMES ROBERT RUST & PAMELA R RUST, the within named Grantor(s), 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 official seal at office in Sumner, Tennessee, this 19th day of January, 2018.

April Grisham
Notary Public

My Commission Expires: 1/29/20

APRIL GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JANUARY 29, 2020

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/6/19
Notary Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY