THIS INSTRUMENT WAS PREPARED BY:

PAULUS & DOLAN, PLLC
ONE BELLE MEADE PLACE, SUITE 101
4400 HARDING ROAD
NASHVILLE, TENNESSEE 37205

Karen Johnson Davidson County
Batch# 349130 DEEDQC
01/27/2020 02:49:14 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20200127-0009700

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/26/2023
(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP # 142-02-0
JACQUELINE R. BEATON 7463 Stacy Drive Nashville, TN 37221	SAME 7463 Stacy Drive Nashville, TN 37221	Parcel # 059.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID, I, **JACQUELINE R. BEATON,** AS TRUSTEE OF THE CLYDE L. RUST, SR. AND ZUALINE E. RUST REVOCABLE LIVING TRUST, DATED AUGUST 19, 1998 HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER, AND CONVEY UNTO **JACQUELINE R. BEATON**, HEREINAFTER CALLED GRANTEE HER SUCCESSORS, HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN THE FOLLOWING TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY TENNESSEE, TOGETHER WITH ALL IMPROVEMENTS CONSTRUCTED THEREON, AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO WIT:

LEGAL DESCRIPTION

See Exhibit A Attached

This conveyance is subject to any and all other existing easements, restrictions and building set back lines of record.

This is (X) improved (_) unimproved property located at 7463 Stacy Drive, Nashville, TN 37221.

Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness ~~our~~ my hands this 17 day of JANUARY, 2020.

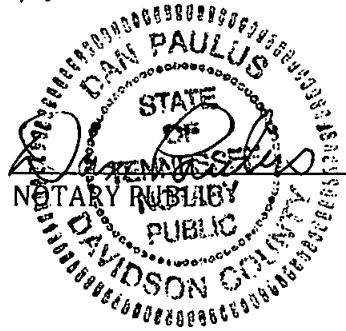
Clyde L. Rust, Sr. and Zualine E. Rust
Revocable Living Trust

BY: Jacqueline R. Beaton
JACQUELINE R. BEATON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned DAN PAULUS, a Notary Public in and for said County and State, personally appeared the within named JACQUELINE R. BEATON as the bargainer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she, as Grantor, executed the foregoing instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal at NASHVILLE Tennessee, this 17th day of JAN, 2020.



My Commission Expires:

11/6/2023

"Exhibit A"

Prepared by: Paulus & Dolan, PLLC
One Belle Meade Place
4400 Harding Road, Suite 101
Nashville, TN 37205

Map # 142-02-0
Parcel # 059.00

LAND in Davidson County, Tennessee, being Lot No. 90, Cross Timberts Section 2, as of record in Book 370, page 92, Register's Office for Davidson County, Tennessee.

SAID Lot No. 90 fronts 85 feet on the southwesterly margin of Stacy Drive and runs back 150 feet between parallel lines to a line at the rear measuring 85 feet thereon.

BEING the same property conveyed to the Clyde L. Rust, Sr. and Zualine E. Rust Revocable Living Trust by quit claim deed from Clyde L. Rust, Sr. and Zualine E. Rust of record in Book 11075, page 199 in the Register's Office for Davidson County, Tennessee.