Karen Johnson Davidson County
Batch# 376295 DEEDQC
03/23/2020 03:54:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200323-0031636

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

# QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Kathryn Rust Fitzke now known as Kathryn A. Rust**("Grantor"), an unmarried woman , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Kathryn A. Rust, a single woman, and James U. Rust, IV, a single man, as joint tenants** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

**A certain tract or parcel of land situated in the 4th Civil District of Davidson County, Tennessee (hereinafter referred to as the "Property"), to wit:**

**Described according to, and being identified as Tract 1 on, an unrecorded survey by J. M. Widner, Registered Land Surveyor (Number 792, and whose address is 111 Young Drive, Smyrna, Tennessee 37167), dated June 5, 1987 (Job No. 870605), as follows:**

**Beginning at an iron pin set on the Northerly margin of Hobson Pike, said point of beginning being 1159.09' West of the intersection of the original Easterly line of the Belinda City, Inc., property of which this is a part, and the Northerly margin of Hobson Pike; thence with the Northerly margin of Hobson Pike S 86 degrees 18' 20" W 186.62' to a concrete highway monument; thence continuing with the Northerly margin of Hobson Pike S 86 degrees 12' 40" W 240.62' to a steel pin; thence leaving the margin of Hobson Pike N 03 degrees 47' 20" W 511.09' to a steel pin in a fence line; thence with the fence and the line of the T. H. Baggarly land S 83 degrees 18' 40" E 530.59' to a steel pin; thence leaving Baggarly's line and fence S 09 degrees 02' 30" W 425.52' to the point of beginning.**

**FOR INFORMATION PURPOSES ONLY: 3411 Hobson Pike, Hermitage, TN 37076**

**Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.**

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20171205-0124059,** in said Register's Office.

The said Kathryn Rust Fitzke and Kathryn A. Rust is one and the same person.

IN TESTIMONY WHEREOF I have executed this instrument the **17th** day of **March, 2020.**

Kathryn A. Rust
**Kathryn A. Rust**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public in and for said state and county, **Kathryn A. Rust,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this **17th** day of **March, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-5-2021

**For recording information only**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the **17th** day of **March, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/2/2023

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

| | |
|---|---|
| PROPERTY ADDRESS: | **3411 Hobson Pike**<br>**Hermitage, TN 37076** |
| TAX PARCEL NO.: | **12400007300** |
| PROPERTY OWNER:<br>OWNER'S ADDRESS: | **Kathryn A. Rust and James U. Rust**<br>**3411 Hobson Pike**<br>**Hermitage, TN 37076** |
| MAIL TAX BILLS TO: | **Owners at owner's address** |

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Cari Allen a notary public for this county and state, Venikkia Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021