NEW OWNER:
Lucas Rust
3410 Hobson Pike
Hermitage TN 37076

SEND TAX BILLS TO:
NEW OWNER

Karen Johnson Davidson County
Batch# 900580 DEEDQC
08/08/2022 03:17:26 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220808-0090223

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO.: 22-1150

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Map & Parcel No.: 12400007900

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **JAMES U. RUST, IV,** have this day bargained and sold and by these presents do hereby quitclaim and convey unto **LUCAS RUST,** his heirs, successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

A tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, described according to, and being identified as Tract 15 on an unrecorded survey by J. Bruce Rainer, Registered Land Surveyor, dated July 17, 1981 (Job No. 81-132), as follows:

Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the northeast corner of this tract and also being 997.18 feet West of the intersection of the southerly margin of Hobson Pike and the original easterly line of the Belinda City, Inc. property of which this is a part; thence leaving the margin of said Pike S 07 deg 02 min 59 sec W 1,438.20 feet to an iron pin in the line of the U.S. Government land; thence with the Government line and a fence N 49 deg 34 min 04 sec W 402.83 feet to an iron pin; thence leaving the Government line and fence N 07 deg 02 min 59 sec E 1,152.03 feet to an iron pin in the southerly margin of the aforesaid Hobson Pike; thence with the margin of the same N 86 deg 10 min 51 sec E 6.00 feet to a concrete highway monument; thence N 86 deg 11 min 30 sec E 336.50 feet to the point of beginning containing, 10.00 acres, more or less.

Together with and subject to a joint use easement for the purpose of construction and maintaining water lines for this and other parcels, more particularly described as follows:

Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the northwest corner of the above described tract; thence with the margin of said Hobson Pike N 86 deg 10 min 51 sec E 6.00 feet to a point; thence N 86

deg 11 min 30 sec E 229.06 feet to a point; thence crossing Hobson Pike N 09 deg 14 min 44 sec E 81.27 feet to a point on the northerly margin of the same; thence continuing N 09 deg 14 min 44 sec E 998.03 feet to a point on the southerly margin of Pugh Road; thence with the margin of the same S 83 deg 32 deg 39 sec E 25.03 feet to an iron pin; thence leaving the margin of said Road and with a fence S 09 deg 14 min 44 sec W 993.44 feet to a point on the northerly margin of Hobson Pike; thence crossing said Hobson Pike and continuing S 09 deg 14 min 44 sec W 81.26 feet to a point on the southerly margin of said Pike; thence with the southerly margin of said Pike N 86 deg 11 min 30 sec E 81.78 feet to an iron pin; thence leaving said Pike S 07 deg 02 min 59 sec W 25.46 feet to a point; thence S 86 deg 11 min 30 sec W 331.70 feet to a point; thence S 86 deg 10 min 51 sec W 10.80 feet to a point in the westerly line of the above described tract; thence with said westerly line 07 deg 02 min 59 sec E 25.46 feet to the point of beginning.

Being the same property conveyed to JAMES U. RUST, IV, by Installment Deed from G. Ward Lovell, Jr. and wife, Caroline T. Lovell, dated November 18, 1983, and of record in Book 6183, Page 107, in the Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3410 HOBSON PIKE, HERMITAGE, TN 37076.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 14th day of July, 2022.

James U. Rust IV

JAMES U. RUST, IV

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES U. RUST, IV**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of July, 2022.

Kristy Ingram

NOTARY PUBLIC

My commission expires: 7.9.24

KRISTY Y INGRAM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 07-09-2024

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I hereby swear or affirm that the actual consideration given for this transfer is $0.00.

AFFIANT

Sworn to and subscribed to before me this the 14th day of July, 2022.

NOTARY PUBLIC

My commission expires: 7.9.24

KRISTY Y INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 07-09-2024