QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1345708 DEEDQC
11/13/2025 11:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251113-0090486

File #25-TC-1301-COMP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS ~~$~~0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF Nov., 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Saxon, LLC, a Tennessee limited liability company	**Same as New Owner**	
(NAME)	(NAME)	**145 07 0 020.00**
1301 Saxon Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY TAYLOR RUST, A SINGLE WOMAN,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **SAXON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of HILLMONT ESTATES, SECTION TWO, as of record in Plat Book 3700, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Taylor Rust, an single woman by Warranty Deed from Trever Chase Tummins and Ashley Marie Godsey, husband and wife, of record in Instrument No. 20251110-0089693, in the Register's Office of Davidson County, Tennessee, dated November 4th, 2025 and recorded on November 10th, 2025.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X__ **improved** property known as: 1301 Saxon Drive, Nashville, TN 37215.

Witness my/our hand(s) this the 7 day of Nov., 2025.

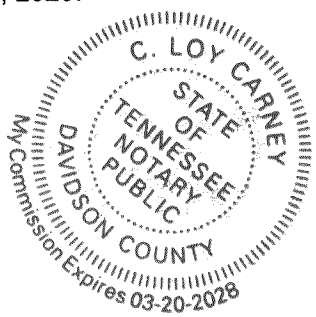
Mary Taylor Rust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of November, 2025, before me personally appeared Mary Taylor Rust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of November, 2025.

Notary Signature
My commission expires:



RETURN TO:
Saxon, LLC, a Tennessee limited liability company
1301 Saxon Drive
Nashville, TN 37215

True Copy Certification

I, **Tonya Cherry,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 7 day of November, 2025.

Affiant Signature

Date 11/13/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027