QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/01/2013
(AFFIX SEAL)

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

THIS INSTRUMENT WAS PREPARED BY
Rudy Wood & Winstead, PLLC
1812 Broadway, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Johns	New Owner	
(NAME)	(NAME)	059-11-1-064.00
5037 Granny White Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/We, **Ron Runyeon also known as Ronald D. Runyeon**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO John M. Johns ----------, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 369 on the Plan of Haynes Manor, Section 3, as of record in Book 4175, Page 11, Register's Office for said County.

Said Lot No. 369 fronts 70.0 feet on the southeasterly margin of Augusta Drive and extends back between parallel lines 135.0 feet to a line in the rear on which it measures 70.0 feet.

Being the same property conveyed to Ron Runyeon also known as Ronald D. Runyeon by General Warranty Deed from Ken Cunningham and wife, Dana Cunningham, dated May 7, 2003, recorded in Instrument Number 20030508-0061831, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ☐

This is improved ☒ property, known as 3856 Augusta Drive, Nashville, TN 37207
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, 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 hands this 26th day of February, 2010.

Ron Runyeon

BILL GARRETT, Davidson County
Trans:T20100011660 DEEDQC
Recvd: 02/26/10 16:20 1 pgs
Fees:12.00 Taxes:0.00
20100226-0015003

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ron Runyeon also known as Ronald D. Runyeon** 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 Nashville, Tennessee, this 26th day of February, 2010.

Commission expires: 01/01/2013

Notary Public