This instrument prepared by:
Smith.Sholar.Milliken, PLLC
1164 Nashville Pike
Gallatin, TN 37066

**THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.**

# QUITCLAIM DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Map Parcel Numbers |
|---|---|---|
| (NAME)<br>Runion Properties, LLC a Tennessee Limited Liability Company | (NAME)<br>SAME AS NEW OWNER | 33-83.00 |
| (STREET ADDRESS)<br>1243 Dickerson Road | (STREET ADDRESS) | |
| Nashville, TN 37219 | | |

**FOR AND IN CONSIDERATION** of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted ~~as such~~, the receipt and sufficiency of which is hereby acknowledged **Jeffrey Eugene Runion** Grantors, do hereby quitclaim and convey, unto **Runion Properties, LLC, a Tennessee Limited Liability Company,** the Grantees herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Sumner County, Tennessee, as follows:

Beginning at a point in the northwesterly margin of the Dickerson Pike, the common corner of Lots 3 and 4; thence with the line between said lots, North 30 degrees west 676.3 feet to the southerly margin of Dry Creek Road; thence with the margin of same, South 87 degrees East 166.21 feet to the. northwesterly corner of a part of said lot conveyed to Robert J. Hastings by deed from D. M. Moore and wife, or record in Book 919, Page 101, said Register's Office; thence with Hastings' line, South 30 degrees East 585.5 feet to the northwesterly margin of the Dickerson Pike or Dixie Highway; thence with the margin of the same, South 60 degrees West 139.3 feet to the point of beginning, containing 2.01 acres, more or less.

**BEING the same property conveyed to Jeffrey Eugene Runion from Runion Properties, LLC, a Tennessee Limited Liability Company, by Deed dated July 8, 2017, as Instrument No. 20170713-0070699, in the Register's Office for Davidson County, Tennessee.**

**STATE OF TENNESSEE**
**COUNTY OF SUMNER** The actual consideration for this transfer is $0.00

Subscribed and sworn to before me this the 23rd day of August, 2017.

Affiant

My commission expires: 1/29/18
(Affix Seal)

Notary Public

DIANNE HIBDON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Witness my hand this_____day of August, 2017.

Jeffrey Eugene Runion

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

On this 23rd day of August, 2017, before me personally appeared **Jeffrey Eugene Runion,** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal, at office in Gallatin, Tennessee, this 23rd day of August 2017.

My commission expires: 1/29/18

Notary Public

DIANNE HIBDON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20170075313 DEEDQC
Recvd: 08/29/17 12:55 1 pgs
Fees:12.00 Taxes:0.00

20170829-0088708