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

Bill Garrett Davidson County
Batch# 32128 DEEDQC
12/01/2017 08:27:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171201-0122532

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

(03781720 -4324413

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Jon Runion and Lindsey Runion, husband and wife	(NAME) SAME AS NEW OWNER	026-07-0-112.00
(STREET ADDRESS) 113 Joshua's Run	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Goodlettsville, TN 37072	(CITY) (STATE) (ZIP)	

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 cash, the receipt and sufficiency of which is hereby acknowledged **Cheryl J. McAdams,** Grantor, does hereby quitclaim and convey unto **Jon Runion and Lindsey Runion, husband and wife**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Lot Number 190, on the Plan of Windsor Green, Section 1, of record in Book 6250, Page 988, said Register's Office, to which plat reference is hereby made for a more particular description of said property.

Said Lot Number 190 fronts 67 feet on the Northerly margin of Brenton Court and runs back between parallel lines 90.00 feet to a line in the rear which measures 67.00 feet thereon.

Being the same property conveyed to Hazel Jackson by Special Warranty Deed from HSBC Mortgage Services, Inc. of record in Instrument No. 200807070069583, Register's Office for Davidson County, Tennessee. The said Hazel Jackson died testate December 18, 2010. Pursuant to the Last Will and Testament of Hazel Bradford Jackson probated under Case No. 2011P-56 in the Chancery Court for Sumner County, Tennessee, Probate Division, and Order to Avoid Formation of Trust the subject property was devised Cheryl J. McAdams.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 9th day of November, 2017.

Affiant

My commission expires: 10/22/2021
(Affix Seal)

Notary Public

KAYLA HOLDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10/22/21

Witness my hand this 9 day of November, 2017.

Cheryl J McAdams
Cheryl J. McAdams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of November , 2017, before me personally appeared Cheryl J. McAdams, 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/her/free act and deed.

Witness my hand and official seal this 9th day of November, 2017.

Notary Public

My Commission Expires: 10/22/21

KAYLA HOLDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10/22/21

True Copy Certification

I, **John Janeway**, 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 – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, **John Janeway** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary' Seal (if on paper)

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE