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 19 DAY OF September, 2018.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ADAM G LAFAVOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-2021

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy of title.

Karen Y Johnson Davidson County
Batch# 142797 DEEDQC
09/19/2018 01:27:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180919-0092900

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald D. Runyeon	NEW OWNER	
(NAME)	(NAME)	**169 00 0 072.00**
P.O. Box 90617		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **KAREN BRANNON**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **RONALD D. RUNYEON**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 9th Civil District of Davidson County, Tennessee, on the southerly side of Highway 100, and on the westerly side of the Hester Beasley Road, and described as follows:

Beginning at a iron stake in the Road also Winston Crowder's northwest corner and in the East line of the M. Brown land. Thence with said Crowder's north boundary line North 82 degrees East 190feet to a stake in the west edge of pavement of Hester Beasley Road, thence with said road North 12 degrees west 330 feet to the center line of Highway 100, thence with said Highway 100, South 71 degrees West 150 feet, thence South 20 degrees East 208 feet to a stake, thence South 79 degrees West 77 feet to a stake in M. Brown's East boundary line, thence with said line South 19 degrees East 90 feet to the beginning, containing 1.1 acres, more or less.

Being the same property conveyed to Karen Brannon by Quitclaim Deed from the heirs of Winston Crowder and Martha Crowder, or record in Instrument No. 20100329-0023288, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Winston Crowder, and wife Martha Crowder by deed from Ethel Mai Crowder, of record in Book 4081, Page 831, Register's Office for Davidson County, Tennessee. The said Winston Crowder and Ethel Mai Crowder having since deceased, leaving Grantors herein, as the heirs at law.

unimproved ☐

This is improved ☒ property, known as 8703 Highway 100, Nashville, Tennessee 37221

(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 my hand this 19th day of September, 2018 .

KAREN BRANNON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 19th day of September, 2018, before me personally appeared KAREN BRANNON, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19 day of September, 2018.

Notary Public
My Commission Expires: 5/5/20

