Karen Johnson Davidson County
Batch# 266746 DEEDQC
08/05/2019 01:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190805-0077488

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 29th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: Nov. 3, 2021

(AFFIX SEAL)

DARLA HYSMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 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.

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	16900007600
(NAME)	(NAME)	
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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **LINDA BRANNON, widowed**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **RONALD D. RUNYEON**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS, ALL OF HER INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a stake on the east side of Crowder Road, thence South 17 degrees East 118 feet to a stake, thence North 82.5 degrees East 137 feet to the center of the Hester Beasley Road, thence down said road, North 12 degrees East 125.5 feet, thence South 82.5 degrees West 197 feet to the beginning, containing .46 of an acre more or less.

Being the same property conveyed to David E. Brannon and wife, Linda Brannon by Warranty Deed from Leslie Crowder and wife, Patricia Crowder, of record in Book No. 5844, Page 613, Register's Office for Davidson County, Tennessee.

The said Davie E. Brannon having died on April 5, 2017, leaving Grantor as surviving spouse.

unimproved ☐
This is improved ☒ property, known as 8725 Hester Beasley, Nashville, TN 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 29 day of July, 2019 .

LINDA BRANNON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 29th day of July, 2019, before me personally appeared Linda 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 29th day of July, 2019.

Notary Public
My Commission Expires: 3/7/2023

ADAM K. CARTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

