# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 277785 DEEDQC
08/29/2019 03:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190829-0087477

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 or insurability of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: Nov. 8 2021

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

**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 |
|---|---|---|
| **John Nance, Jr.** | NEW OWNER | **16900007600** |
| (NAME) | (NAME) | |
| **428 A Wingrove Avenue** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37203** | | |
| (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, **RONALD D. RUNYEON, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **JOHN R. NANCE, JR., UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS, ALL OF HIS 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 Ronald D. Runyeon by Quitclaim Deed from Linda Brannon, widowed, of record as Instrument No. 20190805-0077488, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 0 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 6th day of August, 2019 .

**RONALD D. RUNYEON**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 6th day of August, 2019, before me personally appeared Ronald D. Runyeon, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of August, 2019.

Notary Public

My Commission Expires: Nov. 8, 2021

DARLA HYSMITH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOV 8, 2021

# 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

