Karen Johnson Davidson County
Batch# 355533 DEEDQC
02/10/2020 08:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200210-0014750

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock
662 Woodward Avenue
Detroit Michigan 48226

Send tax bill to:
Ronald Kirk Runder, an unmarried man
1002 N 2nd St Nashville Tennessee 37207

Real Estate Tax ID Number: **08203009200**

This document was prepared under the supervision of Michael P. Bell, 1390 Piccard Drive, Ste. 300, Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

64496783-5440711 **QUITCLAIM DEED** ① 34 39525018
Under T.C.A. Section 66-5-103(B)(2)

THIS QUITCLAIM DEED, made this 3RD day of February, 2020 by and between **Ronald Kirk Runder, unmarried, and Linda Runder, unmarried, as tenants in common**, whose post office address(es) is/are **1002 N 2nd St Nashville Tennessee 37207 and 2284 Woodcreek Dr. Germantown Tennessee 38138,** as party or parties of the first part, "Grantor", and **Ronald Kirk Runder, an unmarried man,** whose post office address(es) is/are **1002 N 2nd St Nashville Tennessee 37207**, as party or parties of the second part, "Grantee",

WITNESSTH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 1002 N 2nd St, Nashville, Tennessee 37207

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

_____ (SEAL)
Ronald Kirk Runder

STATE OF Tennessee
COUNTY Davidson to wit:

The foregoing instrument was acknowledged before me this 2nd February (date) by **Ronald Kirk Runder**, who is personally known to me or who has produced TN DL (type of identification) as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public
Name: Carol B. Christian
Commission Expiration Date: 1/16/2024

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

_____ **(SEAL)**
Affiant

Subscribed and sworn to before me on this the 3RD **day of** February, **20**20.

_____
Notary Public
NAME: Carol B. Christian

My Commission Expires: 1/16/2024

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

66496783

Linda Runder (SEAL)
Linda Runder

STATE OF Tennessee
COUNTY Shelby to wit:

The foregoing instrument was acknowledged before me this 11/8/19 (date) by **Linda Runder**, who is personally known to me or who has produced TN DL (type of identification) as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
Name: Tanner Harlow
Commission Expiration Date: 7-1-23

TANNER HARLOW
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires July 1, 202[illegible]

EXHIBIT A

Legal Description:

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 154, ON THE PLAN OF SHARPE AND HORN'S SECOND ADDITION, OF RECORD IN PLAT BOOK 161, PAGE 53, REGISTER'S OFFICE FOR SAID COUNTY TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RONALD KIRK RUNDER, UNMARRIED, AND LINDA RUNDER, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY DEED DATED JANUARY 15, 2010 OF RECORD IN DEED INSTRUMENT/CASE NO. 20100115-0004016, IN THE COUNTY CLERK'S OFFICE.