Prepared by:
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Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me this 16 day of October, 2020.

Notary Public
My commission expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Karen Johnson Davidson County
Batch# 499281 DEEDWARR
10/20/2020 12:14:30 PM 7 pgs
Fees: $38.00 Taxes: $925.00
20201020-0122065

Address of New Owner:	Send Tax Bills to:	Tax Information
Jon Runion	Same	044-15-0-024
113 Joshua Rich		
Gadsdenville, TN 37072		

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Warren Harman, Susan Lewis, Teresa Depriest, Samuel Harman, Brianna Harman, heirs of Alice Harman** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jon Runion, an unmarried man** hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Parcel 1

Being part of the 0.34 acre tract shown at the upper right-hand corner of the Survey recorded in Book 1939 page 476 Register's Office for Davidson County, Tennessee such Survey being a Re-subdivision of Plan of Section "D" Fourth Civil District Davidson County, Tennessee Village of Old Hickory recorded on July 16, 1943 in Book 1424 Page 65 Register's Office of Davidson County, Tennessee.

The part of said 0.34 acre trace is more particularly described as follows:

Starting with a concrete monument at the west end of the return at the northwest corner of the intersection of Hadley Avenue and Ninth Street in a northerly direction along a curve having a radius of 10.0 feet 15.7 feet to an iron pion;

thence North 0 deg. 47' E 110 feet along the westerly margin of Hadley Avenue to an iron pin and the point of beginning and running thence the following courses and distances; North 89 deg. 15' W 98.32 feet to an iron pin; thence North 0 deg. 50' E 30.0 feet to an iron pin; thence South 89 deg. 15' E 98.30 feet to an iron pin located on the westerly margin of Hadley Avenue;' thence binding on the westerly margin of Hadley Avenue South 0 deg. 47' W 30.0 feet to an iron pin and the place of beginning.

Parcel II
Being Lot No. 134 Section "D-1" Village of Old Hickory Fourth Civil District Davidson County, Tennessee a shown on plan recorded January 11, 1952 in Book 1835 page 110 in Register's Office for Davidson County, Tennessee fronting 154.5 feet on West side of Hadley Avenue and containing 0.62 acres more or less.

Being the same property conveyed to Alice C., Harmon AKA Alice C. Harman by deed from Inocentes A. Sator of record in Instrument No. 20151007-0102328 Register's Office for Davidson County, Tennessee. Alice C. Harman died intestate on September 10 2019. Affidavit of Heirship of record in Instrument No. 202010200122064 Register's Office for Davidson County, Tennessee evidences that her heirs at law are Warren Harman, Susan Lewis, Teresa DePreist, Samuel Harman and Brianna Harman.

This conveyance is made subject to the following:

1. All matters appearing on plan of Village of Old Hickory Section D of record in Book 1835 Page 110 Register's Office for Davidson County, Tennessee

2. Survey of record in Book 1939 Page 476 Register's Office for Davidson County, Tennessee

This property is improved property known as 800 Hadley Avenue, Nashville, TN 37138

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), his heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this ____ day of October, 2020.

Susan Lewis

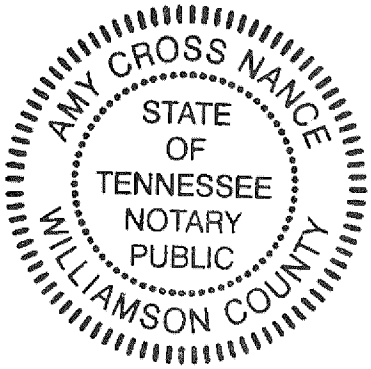
Teresa Depriest

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of October, 2020, before me personally appeared Susan Lewis and Teresa Depriest to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of October, 2020.

Notary Signature
My commission expires: 2/12/23



~~Samuel Harman~~

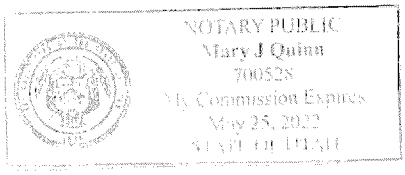
Brianna ~~Harman~~ Harman

STATE OF UTAH
COUNTY OF WASHINGTON

On this 5 day of October, 2020, before me personally appeared ~~Samuel Harman~~ and Brianna Harman to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5 day of October, 2020.

Notary Signature
My commission expires: May 25, 2022



Samuel Harman

Samuel Harman

Brianna Harman

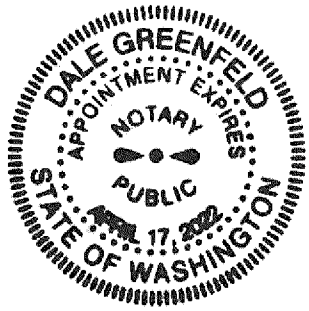
STATE OF Washington
COUNTY OF King

On this 4 day of October, 2020, before me personally appeared Samuel Harman ~~and Brianna Harman~~ to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

DG

Witness my hand, at office, this 4 day of October, 2020.

Notary Signature
My commission expires: April 17, 2022



10/5/20

Warren Harman

STATE OF Virginia
COUNTY OF Fredericksburg

On this 5th day of October, 2020, before me personally appeared Warren Harman to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of October, 2020.

Notary Signature
My commission expires: 09/30/2022

DIJUAN LEE MOORE
NOTARY PUBLIC
REG # 7791486
MY COMMISSION EXPIRES
9/30/2022
COMMONWEALTH OF VIRGINIA

Certificate of Authenticity

I, Steven Disser, 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

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON