QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 648357 DEEDQC
06/03/2021 08:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210603-0074258

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF June 1, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/3/25
(AFFIX SEAL)

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No.: RES-21-701

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 Runge and Amirali Baseri	New American Funding	094 01 0 320.00
(NAME)	(NAME)	
701 South 14th Street Nashville, TN 37206	P.O. Box 650076 Dallas, TX 75265	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **JOHN BRADFORD RUNGE, AN UNMARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JOHN BRADFORD RUNGE, AN UNMARRIED MAN AND AMIRALI BASERI, AN UNMARRIED MAN AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the plan of Shelby Village No. Two, of record in Plat Book 1835, Page 48, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Bradford Runge, an unmarried man by Warranty Deed from Ramin Hanai, an unmarried man and Simon Sedek, an unmarried man, recorded in Instrument Number 20210429-0057390 in the Register's Office for Davidson County, Tennessee.

This is **improved** property, known as 701 South 14th Street, Nashville, TN 37206
(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/our hand(s) this 27th day of April, 2021.

John Bradford Runge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Bradford Runge,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 2021.

Notary Public
Commission expires: 3/6/24



RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

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

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

