Karen Johnson Davidson County
Batch# 909658 DEEDQC
08/30/2022 10:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220830-0097695

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

ROBERT J. HAZARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires FEB. 28, 2026

Subscribed and sworn to before me on this day, August 30, 2022.

Notary Public

My Commission Expires: _____

New Owner Address:
Jean-Paul Runge and
Jane Abercrombie Runge, Co-Trustees
3003 Medial Avenue
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
117.020.09000

QUITCLAIM DEED

Jean-Paul Runge and wife, Jane Abercrombie Runge (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Jean-Paul Runge and Jane Abercrombie Runge, Co-Trustees of The Runge Family Trust, dated August 30, 2022** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **August 30, 2022**.

Jean-Paul Runge

Jane Abercrombie Runge

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Jean-Paul Runge and Jane Abercrombie Runge**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 30, 2022.

ROBERT J. HAZARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB. 28, 2026

Notary Public

My Commission Expires: _____

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 10, Block 6 (erroneously referenced as Block Gin the quitclaim deed vesting title in the Grantor herein) on the Plan of E. L. Hampton's Subdivision of the Stokes Tract, as of record in Plat Book 974, page 24, Register's Office for Davidson County, Tennessee to which plan reference is made for a· more complete description.

Being the same property conveyed to Jean-Paul Runge and wife, Jane Abercrombie Runge, from Elizabeth Courtney, married, by deed of record in Instrument No. 20131007-0105122, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 3003 Medial Avenue Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 30, 2022.

Affiant Signature

8/30/2022
Date

STATE OF TENNESEE)
COUNTY OF DAVIDSON)
Sworn to and subscribed before me on this day,
August 30, 2022.

Notary Public

My Commission Expires: 1/11/2026

HALLIE RUTH TACKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY