THIS INSTRUMENT PREPARED BY:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, Tennessee 37055
R22-0615-D

Karen Johnson Davidson County
Batch# 961251 DEEDQC
01/17/2023 08:19:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230117-0003204

QUITCLAIM DEED

ADDRESS NEW OWNER:
Runyeon & Hamm GP
P. O. Box 90617
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

MAP-PARCEL:
169 00 0 086.00

For and in consideration of One and no/100 Dollar ($1.00), the undersigned, Ronald D. Runyeon, hereafter called the "GRANTOR", does hereby quitclaim and convey unto Runyeon & Hamm GP, hereafter called the GRANTEES, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Beginning at the iron stake of the North side of the Crowder driveway also Leslie Crowder's driveway also Leslie Crowder's Northwest corner, thence along the North side of the said Crowder driveway North 1 degree East 100 feet to a small elm. Thence North 85 degrees East 200 feet to the center of the Hester Beasley Road. Thence with said road South 1 ½ degrees West 93 feet to Leslie Crowder's Northeast corner. Thence with said Leslie Crowder's North boundary line South 83 degrees West 197 feet to the beginning containing 44/100 acres more or less.

Being the same property conveyed to Ronald D. Runyeon by deed from Linda Crowder Brannon dated May 24, 2018 and of record in Instrument No. 20180530-0051687, in the Register' s Office of Davidson County, Tennessee.

This property is subject to the right of way of Hester Beasley Road.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 13th day of January, 2023.

GRANTOR

Ronald D. Runyeon

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, a Notary Public of said county and state, Ronald D. Runyeon, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of January, 2022.

Notary Public

My Commission Expires: _____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 25, 2023

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration for this transfer is - 0 -.

Affiant

Subscribed and sworn to before me, this this 13th day of January, 2022.

Notary Public

My Commission Expires: _____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 25, 2023