THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230544651

Karen Johnson Davidson County
Batch# 1013865 DEEDWARR
06/12/2023 09 27 45 AM 2 pgs
Fees $13 00 Taxes $1,387 50

20230612-0044340

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $375,000 00

Katie Bradley
Affiant

Subscribed and sworn to before me, this 9th day of June, 2023

Notary Public
My Commission Expires

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 16, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information
Jon Runion 155 Caldwell Drive Hendersonville, TN 37075	New Owner	Tax Parcel ID No. 044-05-0-215 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Philip L. Robertson, Trustee of the Rannoch Investment II Revocable Trust, dated October 15, 2011** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jon Runion, a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Parcel Number I.

Land in Davidson County, Tennessee, being Lot No. 206 on the Map of Rayon City, not of record described according to a survey made by John Wilkes, Civil Engineer, July 30, 1928, as follows

Beginning on the Southerly margin of Old Hickory Boulevard, formerly Bridgewater Avenue, at the corner of Lot Nos. 206 and 207; thence with the line between said two lots, Southwardly 233.5 feet to the Northwest line of Lot No. 218, thence Northeastwardly, along the Northwesterly line of Lot Nos. 205 and 219; 56.7 feet to the common corner of Lot Nos. 205 and 206; thence with the line between said two lots, Northwardly 207.5 feet to the Southerly margin of Old Hickory Boulevard; thence along said boulevard, Westwardly 50 feet to the beginning.

Parcel Number II:

Land in Davidson County, Tennessee, being Lot No. 205 on the unrecorded map of Rayon City, Old Hickory, Tennessee, described according to a survey made by John Wilkes, Civil Engineer, July 30, 1928, as follows:

Beginning on the Easterly margin of Old Hickory Boulevard, formerly Bridgeway Avenue, at a point 250 feet Northeast of the Easterly margin of Keeton Avenue, said point being the corner of Lots Nos. 205 and 206, thence with the line between said two lots, Southeastwardly 207.5 feet to the Northwesterly line of Lot No. 219; thence Northeastwardly, with the Northwesterly line of Lots Nos. 219 and 220, 56.7 feet to the corner of Lots Nos 204 and 205, thence, with the line between said two lots, Northwestwardly, 180 4 feet to the Southeasterly margin of Old Hickory Boulevard, thence with the boulevard, Southwestwardly 50 feet to the beginning.

Being the same property conveyed to Philip L. Robertson, Trustee for the Rannoch Investment II Revocable Trust by Warranty Deed from Edward C. Inskeep, Trustee of the Edward C. Inskeep Living Trust, of record in Instrument No. 20151113-0115255 in the Register's Office of Davidson County, Tennessee, dated November 6, 2015, and recorded on November 13, 2015

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

County of Davidson taxes for the year 2023 and thereafter, not yet due and payable.

Easement for joint access and parking, recorded in Book 6315, Page 826

Easement for septic tank and field, recorded in Book 6315, Page 828.

Easement for sanitary sewers and/or storm drainage, recorded in Book 9400, Page 145.

Easements retained in Metro Ordinance O91-1621.

Rights or claims of tenants under unrecorded leases.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 205/207 Bridgeway Avenue Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of June, 2023

Rannoch Investment II Revocable Trust dated October 15, 2011

BY: _____ Trustee
Philip L. Robertson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Philip L. Robertson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustee of the Rannoch Investment II Revocable Trust dated October 15, 2011, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of June, 2023

_____
Notary Public
My Commission Expires: _____

CHAD I PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024