Karen Johnson Davidson County
Batch# 1016059 DEEDQC
06/16/2023 12:25:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230616-0046164

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy of title.

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
Ronald D. Runyeon	NEW OWNER	
(NAME)	(NAME)	
P.O. Box 90617		169 00 0 072.00 & 169 00 0 035.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KAREN BRANNON**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **RONALD D. RUNYEON**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*****See attached Exhibit A for the Legal Description for the property conveyed**

EXHIBIT A

Tract 1: 8703 Highway 100, Nashville, Tennessee

Land in the 9th Civil District of Davidson County, Tennessee, on the southerly side of Highway 100, and on the westerly side of the Hester Beasley Road, and described as follows:

Beginning at a iron stake in the Road also Winston Crowder's northwest corner and in the East line of the M. Brown land. Thence with said Crowder's north boundary line North 82 degrees East 190feet to a stake in the west edge of pavement of Hester Beasley Road, thence with said road North 12 degrees west 330 feet to the center line of Highway 100, thence with said Highway 100, South 71 degrees West 150 feet, thence South 20 degrees East 208 feet to a stake, thence South 79 degrees West 77 feet to a stake in M. Brown's East boundary line, thence with said line South 19 degrees East 90 feet to the beginning, containing 1.1 acres, more or less.

Being the same property conveyed to Ronald D. Runyeon, by Quitclaim Deed from Karen Brannon, of record as Instrument No. 201803080021791, Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Karen Brannon by Quitclaim Deed from the heirs of Winston Crowder and Martha Crowder, or record in Instrument No. 20100329-0023288, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Winston Crowder, and wife Martha Crowder. by deed from Ethel Mai Crowder, of record in Book 4081, Page 831, Register's Office for Davidson County, Tennessee.

Tract 2: 8715 Hester Beasley Road, Nashville, Tennessee

Beginning at a stake in the H. Brown line where said line crosses State Highway No. 100, south 19 degrees east 12 poles along said Brown line to a sugar tree stump on the west side of the Old Ridge road; thence south 10.25 degrees east 20 poles with said Brown line to a stake; thence south 62.5 degrees east 9 poles to the edge of the Hester and Beasley Road; thence north 6 degrees east with the margin of said road, 9 poles to a stake; thence north 12 degrees west, with the margin of said Hester and Beasley Road, 39 poles to the edge of State Highway No. 100; thence south 71 degrees west 13.25 poles with the margin of State Highway No. 100, to the beginning; containing 3 acres and 36 square rods (3.225 acres), more or less, according to a survey of Lewis U. King on the 30th day of October, 1945.

***Included in the above description but excluded from the conveyance herein are the following described tracts of land:**

Tract 1: Beginning at the iron stake on the north side of the Crowder 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 line of the Hester Beasley Road; thence with said road south 1.5 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.

Tract 2: Beginning at a stake on the east side of Crowder Road, thence south 17 degrees east 118 feet to a stake, thence north 82.5 degrees east 137 feet to the center of the Hester Beasley Road, thence down said

road, north 12 degrees east 125.5 feet, thence south 82.5 degrees west 197 feet to the beginning, containing .46 of an acre more or less.

Tract 3: Beginning at a small Elm on the east side of the Crowder driveway also David Brannon's northwest corner; thence with said David Brannon's north boundary line north 85 degrees east 200 feet to the center of Hester Beasley Road; thence with said Road north 11 degrees east 84 feet to a point; thence south 85 degrees west 202.5 feet to a stake on the east side of the Crowder driveway; thence along the east side of said driveway south 1 degree west 84 feet to the beginning. Containing .38 acres, more or less.

Tract 4: Land in the 9th Civil District of Davidson County, Tennessee, on the southerly side of Highway 100, and on the westerly side of the Hester Beasley Road, and described as follows:

Beginning at an iron stake in the Road also Winston Crowder's northwest corner and in the East line of the M. Brown land; thence with said Crowder's north boundary line north 82 degrees East 190 feet to a stake in the west edge of pavement of Hester Beasley Road; thence with said road north 12 degrees west 330 feet to the center line of Highway 100, thence with said Highway 100, south 71 degrees west 150 feet; thence south 20 degrees east 208 feet to a stake, thence south 79 degrees west 77 feet to a stake in M. Brown's East boundary line; thence with said line south 19 degrees east 90 feet to the beginning, containing 1.1 acres, more or less.

Being the same property conveyed to Ronald D. Runyeon, by Quitclaim Deed from Karen Brannon, of record as Instrument No. 20201014-0119101, Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Karen Brannon by Quitclaim Deed from the heirs of Winston Crowder and Martha Crowder, or record in Instrument No. 20100329-0023288, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Winston Crowder, and wife Martha Crowder. by deed from Ethel Mai Crowder, of record in Book 4081, Page 831, Register's Office for Davidson County, Tennessee.

Reference is further made to that certain Petition to Quiet Title, Davidson County Chancery Court Case No. 19-0139-I.

unimproved ☐
This is improved ☒ property, known as 8703 Highway 100 and 8715 Hester Beasley Road, Nashville, Tennessee 37221
(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 hand this 9 day of June, 2023.

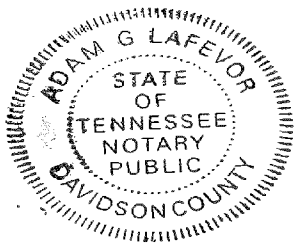
KAREN BRANNON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9 day of June, 2023, before me personally appeared KAREN BRANNON, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9 day of June, 2023.

Notary Public
My Commission Expires: 3/6/24



Certificate of Authenticity

I, Kathy McCormick ("Affiant"), do hereby make oath that I am a licensed attorney and/or 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 6-9-23 (date).

Affiant Signature

6-16-23
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 16 day of June, 2023

Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal

