Karen Johnson Davidson County
Batch# 1173392 DEEDWARR
08/23/2024 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20240823-0064812

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $325,000.00.

Affiant

Subscribed and sworn before me this the 20th day of August, 2024.

Notary Public
My commission expires: 5/17/28

AMANDA NESTINGER TENNESSEE NOTARY PUBLIC COUNTY OF COFFEE

AMANDA NESTINGER TENNESSEE NOTARY PUBLIC COUNTY OF COFFEE

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Zachary Nathanael Runquist	AMB Mortgage, Inc.	PART OF 030-00-0 062.00
5080 Seymour Hollow Road Whites Creek, TN 37189	3160 Crow Canyon Rd, Ste 400 San Ramon, CA 94583	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROSE MARILYN GUNDERSON A/K/A ROSE C. GUNDERSON, UNMARRIED,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ZACHARY NATHANAEL RUNQUIST AND ESTHER SONJA ANNE RUNQUIST, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

BEING A PARCEL OF LAND IN THE 1ST COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF SEYMOUR HOLLOW ROAD. BOUNDED ON THE EAST BY THE JASON K. & DANIELLE LEE FORREST PROPERTY AS OF RECORD IN INSTRUMENT NO. 202305160036543-R.O.D.C., TN. AND THE PAUL B. MICHEL PROPERTY AS OF RECORD IN INSTRUMENT NO. 202210050109617-R.O.D.C., TN. BOUNDED AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF SEYMOUR HOLLOW ROAD, SAID POINT BEING IN THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, A COMMON LINE WITH THE JASON K. & DANIELLE LEEE FORREST PROPERTY AS OF RECORD IN INSTRUMENT NO. 202305160036543-R.O.D.C., TN SOUTH 00 DEGREES 16 MINUTES 14 SECONDS WEST 287.58' TO AN IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE PAUL B. MICHEL PROPERTY AS OF RECORD IN INSTRUMENT NO. 202210050109617-R.O.D.C., TN. SOUTH 00 DEGREES 58 MINUTES 08 SECONDS WEST 205.00' TO A METAL FENCE POST;

THENCE, SOUTH 00 DEGREES 28 MINUTES 41 SECONDS EAST 188.03' TO AN IRON PIN SET;

THENCE, SOUTH 89 DEGREES 31 MINUTES 19 SECONDS WEST 302.23' TO AN IRON PIN SET;

THENCE, NORTH 00 DEGREES 02 MINUTES 18 SECONDS WEST 757.72' TO AN IRON PIN SET IN THE SOUTHERLY MARGIN OF SEYMOUR HOLLOW ROAD;

THENCE, WITH SAID MARGIN, SOUTH 76 DEGREES 58 MINUTES 04 SECONDS EAST 114.49' TO A POINT;
THENCE, SOUTH 75 DEGREES 07 MINUTES 23 SECONDS EAST 161.13' TO A POINT;

THENCE, A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 8 DEGREES 01 MINUTES 00 SECONDS, A RADIUS OF 282.00', A LENGTH OF 39.46' AND A CHORD BEARING AND DISTANCE OF SOUTH 79 DEGREES 07 MINUTES 53 SECONDS EAST, 39.42 TO THE POINT OF BEGINNING.

CONTAINING, 218,236 SQUARE FEET OR 5.01 ACRES, MORE OR LESS.

Being part of the same property conveyed to David Lee Gunderson and Rose C. Gunderson, by Installment Deed from Ova Nash, dated 2/15/1964 and recorded 3/5/1964 in Book 3702, Page 352, in the Register's Office of Davidson County, Tennessee. See also, as to a portion of said property, Quitclaim Deed recorded in Book 6091, Page 261 and Quitclaim Deed recorded in Instrument No. 20020919-0114300, said Register's Office.

The said David Lee Gunderson having since died on August 9, 2023, leaving Rose C. Gunderson as surviving tenant by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5080 Seymour Hollow Road, Whites Creek, TN 37189.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. 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 the 20th day of August, 2024.

Rose Marilyn Gunderson by Jill Mayberry attorney in fact

Rose Marilyn Gunderson By Jill Mayberry, Attorney-In-Fact

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, Jill Mayberry with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Rose Marilyn Gunderson, by Power of Attorney dated March 16, 2021 and who acknowledged that she executed the same as the free act and deed of Rose Marilyn Gunderson.

Witness my hand and official seal this 20th day of August, 2024.

My commission expires: 4/12/27

Notary Public

JUSTIN MOONEYHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF COFFEE

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 08/20/2024.

Affiant Signature

08/22/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

202408230064812