Karen Johnson Davidson County
Batch# 1186503 DEEDQC
09/25/2024 03:16:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240925-0074454

THIS INSTRUMENT PREPARED BY:
Amy L. Wood
SoBro Law Group, PLLC
101 Lea Avenue
Nashville, Tennessee 37210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

LAUREN DEGEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN to before me, This 24th day of September 2024.

Notary Public

My Commission Expires: 11-2-2026

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.:**
The Ronald Runyeon & Linda Sue Simmons Living Trust 1116 Dog Creed Rd Kingston Springs, TN 37082	SAME	169 00 0 072.00 & 169 00 0 035.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **Ronald D. Runyeon** (the "Grantor") has bargained and sold, and by these presents do quitclaim and convey unto Ronald D. Runyeon and Linda Sue Simmons, Co-Trustees of **The Ronald Runyeon & Linda Sue Simmons Living Trust dated January 26, 2016** (the "Grantee") its successors and assigns, all of his interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

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

Improved property commonly known as: **8703 Highway 100 and 8715 Hester Beasley Road, Nashville, TN 37221.**

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 24th day of September 2024.

GRANTOR:

By: Ronald D. Runyeon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On September 24th, 2024, personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **Ronald D. Runyeon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September 2024.

Notary Public

My commission expires: 11-2-2026

LAUREN DEGEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 1 90feet 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. 20230616-0046164, 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 cast 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 cast 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 comer :md 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. 20230616-0046164, Register's Office for Davidson County, Tennessee

Certificate of Authenticity

I, Mackenzie Hudson ("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 9-23-24 (date).

Affiant Signature

9-23-24
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 25 day of September 2024

Notary's Signature

My Commission Expires: 11-2-2026

Notary's Seal

LAUREN DEGEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY