Karen Johnson Davidson County
Batch# 1208643 DEEDQC
11/26/2024 02:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241126-0092597

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 19 DAY OF ~~AUGUST~~ November, 2024.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ADAM G. LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-18-2028

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 or insurability of title.

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC
101 Lea Avenue, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD D. RUNYEON	NEW OWNER	**16900007600**
(NAME)	(NAME)	
1116 DOG CREEK ROAD		
(ADDRESS)	(ADDRESS)	
KINGSTON SPRINGS, TN 37082		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JOHN R. NANCE, JR., UNMARRIED**, HEREINAFTER CALLED 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 AND LINDA SUE SIMMONS REVOCABLE TRUST DATED JANUARY 26, 2016**, HEREINAFTER CALLED THE GRANTEE, ITS, SUCCESSORS AND ASSIGNS, ALL OF HIS INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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.

Being the same property conveyed to John R. Nance, Jr., unmarried, by Quitclaim Deed from Ronald D. Runyeon, married, of record as Instrument No. 20190829-0087477, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 8729 Hester Beasley, Nashville, TN 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 19 day of ~~August~~ November, 2024.

JOHN R. NANCE, JR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 19 day of ~~August~~ November, 2024, before me personally appeared John R. Nance Jr., to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19 day of ~~August,~~ November, 2024.

Notary Public
My Commission Expires:

ADAM G. LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

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 11/26/2024 (date).

Affiant Signature

11/26/2024
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 26 day of November, 2024.

Notary's Signature

My Commission Expires: 11-2-2026

Notary's Seal

LAUREN DEGEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY