WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 05/08/2028 (AFFIX SEAL)

RILEY HERRICK NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/08/2028 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1309610 DEEDWARR
08/13/2025 02:08:30 PM 7 pgs
Fees: $38.00 Taxes: $74.00
20250813-0064525

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	16900003400
(NAME)	(NAME)	
116A Dog Creek Rd		
(ADDRESS)	(ADDRESS)	
Kingston Springs, TN 37082		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **DAVID BARNES, JR., WILLIAM BARNES, COURTNEY VAUGHN AND JOANIE BARNES, HEIRS OF ETHEL MAI CROWDER**, herein after called the Grantors have bargained and sold, and by these presents do transfer and convey unto, **RONALD D. RUNYEON**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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 H. 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 12.5 degrees west 330 ft. to the center line of Highway No. 100, thence with said highway South 71 degrees west 150 ft., thence South 20 degrees East 208 ft. to a stake, thence South 79 degrees West 77ft. to a stake in H. Brown's East boundary line, thence with said line South 19 degrees East 90 ft. to the beginning, containing 1.1 acres more or less.

Being a portion of the same property conveyed to Ethel Mai Crowder by deed from Winston and Martha Crowder, of record in Book 2541, Page 123, Register's Office for Davidson County, Tennessee.

The said Ethel Mai Crowder (Barnes) died a widower on June 6, 2012 leaving sons William Barnes and David W. Barnes.

The said David W. Barnes died a widower on December 24, 2023, leaving son David W. Barnes, Jr., daughters Joanie Barnes and Courtney Vaughn.

The surviving heirs at law of Ethel Mae Barnes are William Barnes, David W. Barnes, Jr., Joanie Barnes and Courtney Vaughn

****Reference is also hereby made to that certain Decree of Redemption wherein heir David W. Barnes, Jr. redeemed the subject property from tax sale, of record as Instrument No. 20250708-0053741, Register's Office for Davidson County, Tennessee.***
****Reference is also hereby made to the Affidavit of Heirship regarding Ethel Mai Crowder (Barnes) of record as Instrument No. 20250813-0064422, Register's Office for Davidson County, Tennessee.

****Reference is also hereby made to the Affidavit of Heirship regarding David W. Barnes, of record as Instrument No. 20250813-0064418, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8707 Highway 100, Nashville, TN 37221

(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

[signatures on following pages]

THE HEIRS OF ETHEL MAI CROWDER

DAVID BARNES, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the ~~29th~~ 9th day of ~~May~~ August, ~~2015~~ 2025, before me personally appeared David Barnes, Heir of Ethel Mai Crowder to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 9 day of August, 2025.

Notary Public
My Commission Expires: 3/8/28

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

WILLIAM BARNES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of May, 2015, before me personally appeared William Barnes, Heir of Ethel Mai Crowder to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the _____ day of August, 2025.

Notary Public
My Commission Expires:

COURTNEY VAUGHN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of May, 2015, before me personally appeared Courtney Barnes, Heir of Ethel Mai Crowder to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the _____ day of August, 2025.

Notary Public
My Commission Expires:

THE HEIRS OF ETHEL MAI CROWDER

_____
DAVID BARNES, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of May, 2015, before me personally appeared David Barnes, Heir of Ethel Mai Crowder to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the _____ day of August, 2025.

_____
Notary Public
My Commission Expires:

William Barnes
_____
WILLIAM BARNES

STATE OF ~~TENNESSEE~~ CS Arkansas
COUNTY OF ~~DAVIDSON~~ CS Saline

On this the ~~29th~~ CS 4th day of ~~May~~ August, ~~2015~~ 2025, before me personally appeared William Barnes, Heir of Ethel Mai Crowder to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 4th day of August, 2025.

CASEY STAGGS
Notary Public - Arkansas
Saline County
Commission # 12723417
My Commission Expires Jun 4, 2033

Casey Staggs
_____
Notary Public
My Commission Expires: June 4, 2033

_____
COURTNEY VAUGHN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of May, 2015, before me personally appeared Courtney Barnes, Heir of Ethel Mai Crowder to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the _____ day of August, 2025.

_____
Notary Public
My Commission Expires:

THE HEIRS OF ETHEL MAI CROWDER

_____
DAVID BARNES, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of May, 2015, before me personally appeared David Barnes, Heir of Ethel Mai Crowder to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the _____ day of August, 2025.

_____
Notary Public
My Commission Expires:

_____
WILLIAM BARNES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of May, 2015, before me personally appeared William Barnes, Heir of Ethel Mai Crowder to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the _____ day of August, 2025.

_____
Notary Public
My Commission Expires:

Courtney Vaughn
COURTNEY VAUGHN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the ~~29th~~ 4th day of ~~May, 2015~~ August, 2025, before me personally appeared Courtney ~~Barnes~~ Vaughn, Heir of Ethel Mai Crowder to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 4th day of August, 2025.

Linda G Adkison
Notary Public
My Commission Expires: 10.11.25

LINDA G. ADKISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20250813006452S

JOANIE ~~SHEEL~~ Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON Montgomery (JL)

On this the ~~29th~~ 5th day of ~~May, 2015~~ August 2025, before me personally appeared Joanie ~~Sheel~~ Barnes, Heir of Ethel Mai Crowder to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th day of August, 2025.

Notary Public
My Commission Expires:

JUSTUS WOFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RETURN TO:

SoBro Law Group, LLC
101 Lea Avenue
Nashville, TN 37210
(615) 988-9911

Certificate of Authenticity

I, Riley Herrick, 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 August 13th, 2025.

Affiant Signature

08/13/2025
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 13th day of August, 2025.

Notary's Signature

My Commission Expires: 6/26/27

Notary's Seal

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 26, 2027