QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1382876 DEEDQC
02/19/2026 01:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260219-0013347

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/20/2026
(AFFIX SEAL)

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

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 NUMBER
RUNYEON & HAMM, G.P.	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, **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 GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **RUNYEON & HAMM, G.P., A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE, ITS, SUCCESSORS AND ASSIGNS, ALL OF THEIR 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 Ronald D. Runyeon and Linda Sue Simmons, Co-Trustees of the Ronald Runeyon and Linda Sue Simmons Revocable Truste dated January 26, 2016, by Quitclaim Deed from John R. Nance, Jr., unmarried, of record as Instrument No. 20241126-0092597, 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)

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 February, 2026.

THE RONALD RUNYEON AND LINDA SUE SIMMONS REVOCABLE TRUST DATED JANUARY 26, 2016

RONALD D. RUNYEON, CO-TRUSTEE

LINDA SUE SIMMONS, CO-TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 19 day of February, 2026, before me personally appeared Ronald D. Runeyon and Linda Sue Simmons to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they are the Co-Trustees of the Ronald Runyeon and Linda Sue Simmons Revocable Trust dated January 26, 2016, and that they, as Co-Trustees, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19 day of February, 2026.

Notary Public
My Commission Expires: 3/8/28

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Adam LaFever, 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 2/19/26.

Date

Affiant Signature

2/19/26

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 19 day of February, 2026.

Notary's Signature

My Commission Expires: 10/20/2026

Date

Notary's Seal (if on paper)

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON