QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1386567 DEEDQC
02/27/2026 01:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260227-0015733

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF FEBRUARY 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Runyeon and Hamm, G.P.	NEW OWNER	16900003400
(NAME) PO BOX 90617	(NAME)	
(ADDRESS) Nashville TN 37209	(ADDRESS)	
(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, **RONALD D. RUNEYON**, herein after called the Grantor has bargained and sold, and by these presents do transfer and convey unto, **RUNYEON & HAMM, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee, its 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 the same property conveyed to Ronald D. Runyeon, by Warranty Deed from David Barnes, Jr., William Barnes, Courtney Barnes,

Further 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 and Joanie Barnes, heirs of Ethel Mai Crowder, of record as Instrument No. 20250813-0064525, Register's Office for Davidson County, Tennessee.

This is unimproved property.

8707 Highway 100, Nashville, TN 37221

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

RONALD D. RUNYEON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25 day of February, 2026, before me personally appeared Ronald D. Runyeon 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 free act and deed.

Witness my hand and official seal, this the 25 day of February, 2026.

Notary Public
My Commission Expires: 3/8/28

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

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

Certificate of Authenticity

I, Adam G. LaFevor, 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 February 25, 2026.

Affiant Signature

2/25/26
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 25th day of February, 2026.

Notary's Signature

My Commission Expires: 10/20/2026

Notary's Seal



RECORD & RETURN TO:
SoBro Law Group, PLLC
101 Lea Ave.
Nashville, TN 37210