WARRANTY DEED

Karen Johnson
Batch # 1418821
05/11/2026 03:19:25 PM
Fees: $13.00 Taxes: $925.00

Davidson County
DEEDWARR
2 pgs

20260511-0042412

SUSAN L HEINRICH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

File No.: RES-26-1504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8 day of May, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/6/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hollie West and Dustin Wilmarth	Old National Bank	091 02 0 105.00
(NAME)	(NAME)	
1504 62nd Ave. North Nashville, TN 37209	One Main Street Evansville, IN 47708	
(ADDRESS)	(ADDRESS)	

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, I/WE, **RONALD D. RUNYEON AND LINDA SUE SIMMONS, CO-TRUSTEES OF THE RONALD RUNYEON & LINDA SUE SIMMONS LIVING TRUST DATED JANUARY 26, 2016**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **HOLLIE WEST AND DUSTIN WILMARTH, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly 75 feet of Lot No. 19 of Block 20, on the Map of Cherokee Park, as of record in Plat Book 161, Page 75, Register's Office for said County.

Said part of Lot No. 19 fronts 75 feet on the easterly side of 62nd Avenue North, formerly 21st Street, and runs back between parallel lines along the south margin of an alley, 50 feet to the west line of Lot No. 17.

Being the same property conveyed to Ronald D. Runyeon and wife, Linda Sue Simmons, from Richard Powell, Jr. and Anna Wilson, husband and wife, by Quitclaim Deed dated March 21, 2007, recorded March 26, 2007, in Instrument No. 20070326-0036257, in the Register's Office of Davidson County, Tennessee.

Further being part of the same property conveyed to Ronald D. Runyeon and/or Linda Sue Simmons, Trustees of The Ronald Runyeon & Linda Sue Simmons Living Trust, established by the Revocable Trust Agreement of Ronald D. Runyeon and Linda Sue Simmons dated January 26, 2016, as amended and restated from time to time, from Ronald D. Runyeon and Linda Sue Simmons, by Quitclaim Deed dated January 26, 2016, recorded February 1, 2016, in Instrument No. 20160201-0009394, in the Register's Office of 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.

This is **improved** property, known as 1504 62nd Avenue North, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their 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.

Witness my/our hand(s) this 7 day of May, 2026.

The Ronald Runyeon & Linda Sue Simmons Living Trust dated January 26, 2016

By: _____
Ronald D. Runyeon, Trustee

By: _____
Linda Sue Simmons, Trustee

STATE OF Oregon
COUNTY OF Multnomah

On this 7 day of May, 2026, before me personally appeared Ronald D. Runyeon and Linda Sue Simmons, Trustees of The Ronald Runyeon & Linda Sue Simmons Living Trust dated January 26, 2016, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7 day of May, 2026.

_____
Notary Signature
My commission expires: 6/13/2028

OFFICIAL STAMP
MICHELLE KAYE LINDHARTSEN
NOTARY PUBLIC - OREGON
COMMISSION NO. 1048998A
MY COMMISSION EXPIRES JUNE 13, 2028

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-LR-26-1504