# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1423278 DEEDWARR
05/20/2026 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $3,404.00
20260520-0045717

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $920,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/8/28

(AFFIX SEAL)

File No.: RES-26-5404

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 |
|---|---|---|
| Michael David Zuehsow and Maggie Katherine Zuehsow | United Wholesale Mortgage, LLC | 091-07-0-078.00 |
| (NAME) | (NAME) | |
| 5404 Tennessee Avenue<br>Nashville, TN 37209 | 585 South Blvd E<br>Pontiac, MI 48341 | |
| (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 AND 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, **MICHAEL DAVID ZUEHSOW AND MAGGIE KATHERINE ZUEHSOW, HUSBAND AND WIFE,** 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 Lot No. 1307, PLAN NO. 2 OF WEST NASHVILLE, BLOCK 11, as shown on plat of record in Plat Book 57, Page 172, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from Elizabeth A. Colwell to Ron Runyeon, recorded December 9, 2005, in Instrument No. 20051209-0148213, in the Register's Office of Davidson County, Tennessee.

Further being a portion of the same property conveyed by Quitclaim Deed from Ronald D. Runyeon 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, recorded February 1, 2016, in Instrument No. 20160201-0009392, in the Register's Office of Davidson County, Tennessee.

Subsequently being a portion of the same property conveyed by Quitclaim Deed for Separation of Tax Parcels from Ronald D. Runyeon and Linda Sue Simmons, Trustees of The Ronald Runyeon and Linda Sue Simmons Living Trust dated January 26, 2016 to Ronald D. Runyeon and Linda Sue Simmons, Trustees of The Ronald Runyeon and Linda Sue Simmons Living Trust dated January 26, 2016, recorded June 16, 2023, in Instrument No. 20230616-0046238, 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 5404 Tennessee Avenue, 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 20th day of May, 2026.

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

By: _____
Ronald D. Runyeon, Co-Trustee

By: _____
Linda Sue Simmons, Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald D. Runyeon and Linda Sue Simmons, known to me (or proved to me on the basis of satisfactory evidence) to be the persons described in, and whom, upon oath, acknowledged themselves to be the Co-Trustees of The Ronald Runyeon & Linda Sue Simmons Living Trust dated January 26, 2016, the within named bargainors, and that they as such Co-Trustees, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 20 day of May, 2026.

_____
Notary Signature
My commission expires: 3/8/28

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

**RETURN TO:**

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

## Certificate of Authenticity

I, Adam 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 May 20, 2026.

Affiant Signature

5/20/26

Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 20 day of May, 2026.

Notary's Signature

My Commission Expires: 6-26-27

Notary's Seal

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

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-26-5404