Karen Johnson Davidson County
Batch# 1459987 DEEDWARR
08/17/2026 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20260817-0076462

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $850,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 08/11/2026. NOTARY PUBLIC MY COMMISSION EXPIRES 2/26/29

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 7642-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Eleanor LLC		033-00-0-083.00
5018 Napoli Drive	,	
Mt. Juliet, TN 37122	,	

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,

Runion Properties LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eleanor LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Sumner County, Tennessee, being more particularly described as follows:

Beginning at a point in the Northwesterly margin of the Dickerson Pike, the common corner of Lots 3 and 4; thence North 30 degrees West 676.3 feet to the Southerly margin of Dry Creek Road; thence with the margin of same, South 87 degrees East 166.21 feet to the Northwesterly corner of a part of said lot conveyed to Robert J. Hastings by deed from D. M. Moore and wife or record in Book 919, Page 101, said Register's office; thence with Hastings' line, South 30 degrees East 585.5 feet to the Northwesterly margin of the Dickerson Pike or Dixie Highway; thence with the margin of the same, South 80 degrees West 139.3 feet to the point of beginning, containing 2.01 acres, more or less.

INCLUDED in the above description but EXCLUDED from this conveyance is: Land in Davidson County, Tennessee, being the north part of Westerly part of Lot No. 4 of D. M. Moore's Land on the Dickerson Pike, as recorded in Plat Book 843, Page 63, Register's Office for said County, and more particularly described according to a survey by John M. Sullivan, January 31, 1956, as follows: Beginning at the common corners of Lots 3 and 4 of said Lands on Campbell Lane, thence following said land, south 87 degrees 166.21 feet to a point; thence south 30 degrees East 357.4 to a point; thence south 60 degrees 45 minutes west 139.3 feet to a point; thence north 30 degrees West 447 feet to the point beginning.

Being the same property conveyed to Runion Properties, LLC, a Tennessee limited liability company by Warranty Deed from Wallace P. Mitchell, unmarried, of record in Instrument No. 20070917-0111016, Register's Office for Davidson County, Tennessee, dated September 07, 2007 and recorded on September 17, 2007.

Being the same property conveyed to Jeffrey Eugene Reunion by Quitclaim Deed from Runion Properties, LLC, a Tennessee, Limited Liability Company, of record in Instrument No. 20170713-0070699, Register's Office for Davidson County, Tennessee, dated July 08, 2017 and recorded on July 13, 2017.

Being the same property conveyed to Runion Properties, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Jeffrey Eugene Runion of record in Instrument No. 20170829-0088708, dated August 23, 2017 and recorded on August 29, 2017, and as corrected by Deed of Correction recorded on May 09, 2022 of record in Instrument No. 20220509-0052973, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1243 Dickerson Road Goodlettsville, TN 37072

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on August 7, 2026.

Runion Properties LLC, a Tennessee Limited Liability Company

By: _____
Jeffrey Runion, Sole Member

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Runion Properties LLC, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 7, 2026.

_____
Notary ~~Public~~

My Commission Expires: 11/28/27

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 7642-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 11, 2026.

J. Carlton Drumwright

August 11, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 11, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY