AFTER RECORDING RETURN TO:
METLIFE LEGAL PLANS DEEDS
8940 MAIN STREET, SUITE 2
CLARENCE, NY 14031
File No. Molly Bombardi-Mount

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 053-03-0-266

Karen Johnson Davidson County
Batch# 722029 DEEDQC
09/22/2021 03:29:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210922-0127680

QUIT CLAIM DEED

THIS DEED made and entered into on this 3 day of August, 2021, by and between **Molly Bombardi-Mount**, whose address is 1405 Overton Street, Old Hickory, TN 37138, hereinafter referred to as Grantor(s) and **Molly Bombardi-Mount, as trustee of the Molly Bombardi-Mount Revocable Living Trust dated July 21, 2021**, whose address is 1405 Overton Street, Old Hickory, TN 37138, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property commonly known as: 1405 Overton Street, Old Hickory, TN 37138

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20190410-0032592, recorded on 04/10/2019 in Davidson County, TENNESSEE.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Molly Bombardi-Mount

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Molly Bombardi-Mount, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Hermitage, TN, this 3 day of August 3, 2021.

Notary Public
My Commission expires: Nov 6, 2023

KATLYN FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 6, 2023

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 3 day of August, 2021.

Notary Public
My Commission Expires: Nov 6, 2023

KATLYN FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 6, 2023

Name and address for person(s) responsible for taxes:

Molly Bombardi-Mount
1405 Overton Street
Old Hickory, TN 37138

Name and address of property owner:

Molly Bombardi-Mount
1405 Overton Street
Old Hickory, TN 37138

EXHIBIT A
LEGAL DESCRIPTION

A 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. 151 on the Plan of Section B, Village of Old Hickory, of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jason Christopher Threm, unmarried, Josie Anne Stoner, unmarried and Steven K. Stoner, unmarried by Warranty Deed from Paul M. Hogg and wife Amy L. Hogg, dated October 21, 2016 and recorded November 01, 2016 of record in Instrument No. 20161101-0115215, Register's Office for Davidson County, Tennessee.

APN: 053-03-0-266

PROPERTY COMMONLY KNOWN AS: 1405 Overton Street, Old Hickory, TN 37138

TRUE COPY CERTIFICATION

I, Frank Dec, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and executed on 08/03/2021 and authenticated according to law.

Dated: 08/03/2021

Signature

STATE OF NEW YORK

COUNTY OF ERIE

On the 03 day of August, 2021, personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public's Signature

My Commission Expires 6/6/2025

Notary's Seal

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025