This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14585-TC

Karen Johnson Davidson County
Batch# 791300 DEEDQC
01/14/2022 03:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220114-0006261

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $0.00

Kathy Smith
Affiant

Subscribed and sworn to before me, this the 30th day of December, 2021.

Notary Public
My Commission Expires: 5/2/22

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022 CHARLES D LIGHTSEY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Acey Mundy 111 Fieldcrest Circle Hendersonville, TN 37075	New Owner	049 15 0 056.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **William A. Mundy, Trustee of the 808 Flint Trust, dated September 16, 2015** ("Grantor") does hereby quitclaim and convey unto **William A. Mundy, married man** ("Grantee"), his heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot Number 48 of the Plan of Deer Meadows, Phase II, as shown by Plat of record in Book 6250, Page 280, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to 808 Flint Trust, William A. Mundy as Trustee, by, Quit Claim Deed from Passion Place, LLC, William A. Mundy, Member, of record in Instrument No. 20151026-0108490, in the Register's Office of Davidson County, Tennessee, dated October 22, 2015 and recorded on October 26, 2015.

Being the same property conveyed to Passion Place, LLC, by, Quitclaim Deed from William A. Mundy and wife, Toyia C. Mundy, of record in Instrument No. 20150630-0062738, in the Register's Office of Davidson County, Tennessee, dated June 23, 2015 and recorded on June 30, 2015.

Being the same property conveyed to William A. Mundy and wife, Toyia C. Mundy, by, Quitclaim Deed from William A. Mundy, of record in Instrument No. 20080306-0022335, in the Register's Office of Davidson County, Tennessee, dated February 28, 2008 and recorded on March 06, 2008.

Being the same property conveyed to William A. Mundy, by, Special Warranty Deed from HSBC bank USA, NA as trustee for Nomura Asset Acceptance

Corporation, Mortgage Pass-Through Certificates Series 2006-AR1 organized and existing under the laws of the United States of America, of record in Instrument No. 20080303-0020799, in the Register's Office of Davidson County, Tennessee, dated February 08, 2008 and recorded on March 03, 2008.

This is ☑ improved or ☐ unimproved property located at: **808 Flint Ridge Drive, Whites Creek, TN 37189**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2021.

GRANTOR:

808 Flint Trust

William A. Mundy, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **William A Mundy, Trustee of the 808 Flint Trust**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of the 808 Flint Trust, and that as such Trustee, he executed the foregoing instrument for the purposes therein contained on behalf of 808 Flint Trust.

WITNESS my hand and seal at office this 30th day of December, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

Midtown Title, LLC

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 January 4, 2022.

Tori Cole

Affiant Signature

Date: 1/4/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this January 4, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

