PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 924726 DEEDWARR
10/03/2022 02:09:23 PM 2 pgs
Fees: $13.00 Taxes: $2,719.50
20221003-0108895

Ivey Title, LLC Ref: (DM) Title No.: 62943
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joe Maddin Schutt Shannon Corn Stegall 5125 Glencarron Dr Nashville, TN 37220	Legacy Home Loans, LLC DBA Steadfast Mortgage 4004 Hillsboro Pike Suite 216B Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 161010B11200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$735,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David B. Mundie and Elizabeth A. Mundie, Trustees of The Mundie Revocable Living Trust Dated July 28, 2016**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Joe Maddin Schutt and Shannon Corn Stegall , as tenants in common with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Aberdeen Woods, Phase Three, Section Two, First Revision, of record in Inst. No. 200112310144800, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to David B. Mundie and Elizabeth A. Mundie, Trustees of the Mundie Revocable Living Trust, dated July 28, 2016, as tenants by the entireties, by Warranty Deed from David B. Mundie and Elizabeth A. Mundie, husband and wife, dated July 28, 2016 and recorded on August 30, 2016, of record in Inst. No. 20160830-0090968, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Inst. No. 200112310144800, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 10790, page 189, Book 11303, page 555, Book 11714, page 843, Inst. No. 200002030011436, Inst. No. 20030221-0023491, Inst. No. 200302210023492, Inst. No. 20030730-0108227, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Aberdeen Woods Home Owners Association, Inc. of record in Book 10792, page 896, said Register's Office.

This is improved property, known as 5125 Glencarron Drive, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of September, 2022.

The Mundie Revocable Living Trust Dated July 28, 2016

David B. Mundie, Trustee

Elizabeth A. Mundie, Trustee

State of Tennessee

County of Davidson

On this 30th day of September, 2022, before me the undersigned authority, personally appeared **David B. Mundie and Elizabeth A. Mundie, Trustees of The Mundie Revocable Living Trust Dated July, 2016,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $735,000.00.

Affiant

Sworn and subscribed before me this 30th day of September, 2022.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary