NEW OWNER:
Idlebrook Equity Group, LLC
16192 Coastal Highway
Lewes, DE 19958

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 22-362

MAP & PARCEL
086-03-0A-024-00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 929994 DEEDWARR
10/14/2022 02:36:30 PM 4 pgs
Fees: $23.00 Taxes: $1,069.30
20221014-0112918

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED EIGHTY NINE THOUSAND AND 00/100 DOLLARS ($289,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Robert H. Mundy, Jr. and Lawrence T. Mundy** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Idlebrook Equity Group, LLC, a Delaware Limited Liability Company** ("Grantees"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: Land in Davidson County, being Lot No. 24, on the Plan of A Planned Unit Development Summit Run Phase Two, of record in Plat Book 9700, Page 660, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert H. Mundy and Lawrence T. Mundy, to the Last Will and Testament of Nella B. Mundy, of record with the Davidson County Probate Clerk, reserving for Stetson Metcalf, unmarried, a life estate interest by Executor's Deed from Robert H. Mundy, Executor of the Estate Nella B. Mundy, Deceased, of record in Instrument No. 20210525-0070797, in the Register's Office of Davidson County, Tennessee, dated March 11, 2021 and recorded on May 25, 2021.

Being the same property conveyed to Nella B. Mundy, an unmarried woman, by Warranty Deed from Kevin L. Breeding and wife, Shannon D. Breeding, of record in Instrument No. 20130729-0078478, in the Register's Office of Davidson County, Tennessee, dated July 26, 2013 and recorded on July 29, 2013. The Said Nella B. Mundy died intestate on April, 2020, leaving subject property to Stetson Metcalf, with a life estate interest only, and Lawrence Mundy and Robert H. Mundy, Jr., with the remainder. See Probate Case No. 20P1187, in the Circuit Court for Davidson County, Tennessee.

Stetson Metcalf died on June 29, 2022 thereby vesting his title interest in Robert H. Mundy, Jr. and Lawrence T. Mundy.

Stetson Metcalf and James Stetson Metcalfe, III are one and the same person.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, its heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 12th day of October, 2022.

Robert H. Mundy, Jr.

By: _____
Jarod Tanksley, his Attorney-In-Fact
Pursuant to Power of Attorney of Record
RODCT, Instrument No. 20221014-0112773

Lawrence T. Mundy

By: _____
Jarod Tanksley, his Attorney-In-Fact
Pursuant to Power of Attorney of Record
RODCT, Instrument No. 20221014-0112774

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Jarod Tanksley**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **Robert H. Mundy, Jr and Lawrence T. Mundy**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of October, 2022.

_____
NOTARY PUBLIC

My commission expires: 4/22/23

****

The actual consideration or value, whichever is greater, for this transfer is $ **289,000.00.**

Melanie Nelson

AFFIANT

Sworn to and subscribed to before me this 14th day of October, 2022.

Stephanie Tremmel

NOTARY PUBLIC

My commission expires: 5/8/2023

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Tennessee Certification of Electronic Document

I, Jonathan Boggus, 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 October 12, 2022 (date of document).

Affiant Signature

10/14/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 14th day of October, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8 2023

NOTARY'S SEAL

