Karen Johnson Davidson County
Batch # 1114123 DEEDQC
03/22/2024 02:36:05 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240322-0020187

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

EXECUTOR'S DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Mark A. Mund 69 Benzing Road Antioch, TN 37013	SAME	16207001800

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the Estate of Frederick Allen Mund, the decedent's Last Will and Testament having been duly admitted to probate in Davidson County, Tennessee, as File No. 23P-405, in the Probate Court for Davidson County, Tennessee, Matthew Von Baldwin, Executor of the Estate of Frederick Allen Mund, hereinafter called the GRANTOR, by these presents does hereby quitclaim, transfer and convey unto GRANTEE, Mark A. Mund, land located in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Antioch Park, Section I, as of record in Book 3600, page 96, Register's Office for said County.
>
> Said Lot No. 35 fronts 75.00 feet on the southerly side of Benzing Road, and extends back between parallel lines 140.0 feet to a line in the rear on which it measures 75.00 feet.
>
> Being the same property conveyed to Fred A. Mund and wife, Marilyn S. Mund, by Warranty Deed from Smithson Construction Company, a partnership composed of Carl W. Smithson and William H. Smithson, of record in Book 4255, Page 313, Register's Office for Davidson County, Tennessee, the said Marilyn S. Mund having predeceased Fred A. Mund.

This is improved property known as 69 Benzing Road, Antioch, Tennessee 37013.

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

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.

Witness my hand this 22 day of March, 2024.

MATTHEW VON BALDWIN, Executor

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a notary public in and for said county and state, Matthew Von Baldwin, Executor of the Estate of Frederick Allen Mund, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, in his capacity as Executor of the Estate of Frederick Allen Mund.

WITNESS my hand and official seal, at office in Nashville, Tennessee, on this 22nd day of March, 2024.

ELIZABETH SARA TIPPING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Notary Public

My Commission Expires: 03-09-2027

The actual consideration or value whichever is greater, for this transfer is $0.00, as this transfer is exempt from real estate transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(iv).

MATTHEW VON BALDWIN, Executor

Sworn to and subscribed before me this 22nd day of March, 2024.

ELIZABETH SARA TIPPING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Notary Public

03-09-2027
My Commission Expires

NO EXAMINATION OF THE PUBLIC RECORDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.