Karen Johnson Davidson County
Batch# 1199740 DEEDQC
10/31/2024 04:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241031-0084701

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Everett E. Munn, Jr., Affiant

Subscribed and sworn to before me this 21st day of October, 2024.

Notary Public

My Commission Expires: 05/05/2025

BREAUNA N. MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Everett E. Munn, Jr., Co-Trustee Laura F. Munn, Co-Trustee 963 Windrowe Drive Nashville, TN 37205	Same	ID: 13012000900

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Everett Edward Munn, Jr. and wife, Laura F. Munn, as equal tenants in common,** the "**Grantors**", do hereby convey and quitclaim unto **Everett E. Munn, Jr. and Laura F. Munn, Co-Trustees of the Munn Family 2024 CP Trust dated October 3, 2024**, a trust, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 21st day of October, 2024.

Everett E Munn Jr.
Everett Edward Munn, Jr.

Laura F Munn
Laura F. Munn

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Everett Edward Munn, Jr. and Laura F. Munn, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 21st day of October, 2024.

Bre D Mu
Notary Public

My Commission Expires: 05/05/2025

BREAUNA N. MURPHY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Hycrest Acres III, as of record in Book 2331, page 75, Register's Office for said County.

Said Lot No. 8 fronts 37.58 feet on the westerly side of the terminus of Alcott Drive and extends back 358.4 feet on the southerly line and 327.1 feet on the northerly line which is a broken line, to a dead line in the rear, measuring 188 feet thereon.

Being the same property conveyed to Everett Edward Munn, Jr. and wife, Laura F. Munn, as equal tenants in common, by deed from Michael D. Sontag of record in Instrument No. 20080314-0025868, dated February 27, 2008, Register's Office for Davidson County, Tennessee.

The above described property is improved property known as 4409 Alcott Drive, Nashville, Tennessee

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Casey W. Riggs, 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 21, 2024 (date of document).

Affiant Signature

10/29/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

