Karen Johnson Davidson County
Batch# 1355853 DEEDQC
12/09/2025 02:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251209-0097967

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
David A. Knapp, Trustee 1020 N. Graycroft Ave. Madison, TN 37115	Same	033-16-0-027.00

Quitclaim Deed to Trustee

Grantor: Christopher D. Mundy and Verda L. Mundy, Husband and Wife

Grantee: David A. Knapp, Trustee of the Irrevocable Trust of Christopher D. Mundy and Verda Lee Mundy, dated November 3, 2025.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 157, Section Two, Primrose Acres, of record in Book 2900, Pages 43 & 44, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Christopher D. Mundy and wife, Verda L. Mundy by deed from Larry D. Clymer and wife, Jackie L. Clymer, of record as Instrument Number 00009322-0000734, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1020 North Graycroft Avenue, Madison, TN 37115.

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

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Christopher D. Mundy, Grantor

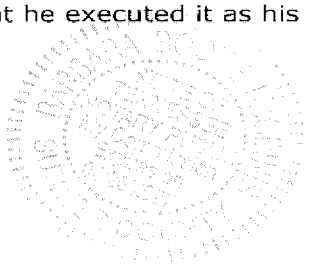
Verda L. Mundy, Grantor

State of Tennessee
County of Sumner

On November 3, 2025, before me personally appeared Christopher D. Mundy, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Barbara Boone McClain

Notary Public
My commission expires: 4/24/2027

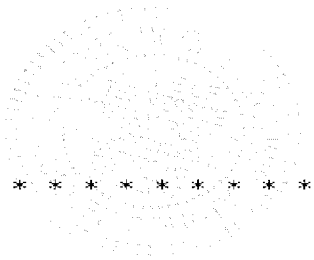


State of Tennessee
County of Sumner

On November 3, 2025, before me personally appeared Verda L. Mundy, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Barbara Boone McClain

Notary Public
My commission expires: 4/24/2027



* *

State of Tennessee
County of Sumner

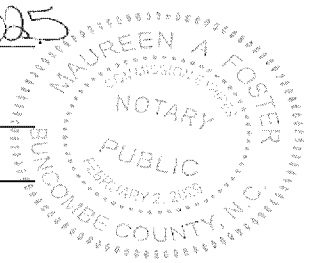
The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

David A. Knapp, Trustee
Grantee

Sworn to and subscribed before me on Nov 26, 2025

N Maureen Foster

Notary Public
My commission expires: Feb 2, 2029



* *

TRUE Copy Certification

I, Samuel Cox, 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 December 8, 2025.

Signature

12-8-2025

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on December 8, 2025.

Wallace

Notary's Signature
My Commission Expires: 7/3/2028

