Karen Johnson Davidson County
Batch# 1357453 DEEDWARR
12/12/2025 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20251212-0099191

Name and Address of New Owner:
David B. Mundie and Elizabeth A. Mundie
2340 Fernwood Drive
Nashville, TN 37216

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 072 08 0 143.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William R. Davis, Jr. and Martha Sue Davis, devisees of the last will and testament of Christine G. Davis**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David B. Mundie and Elizabeth A. Mundie, Trustees of Mundie Revocable Living Trust dated July 28, 2016,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 224 on the Map of DALEWOOD, SECTION III, as of record in Plat Book 1835, page 20, Register's Office for said County, and described as follows:

Beginning at a point in the Northwesterly margin of Ridgecrest Drive at the corner of Lots Nos. 223 and 224; thence with the line between said lots, Northwesterly 315.2 feet to a point; thence Northeasterly 220.2 feet to the Westerly margin of Fernwood Drive; thence with the margin of the same, Southeasterly 67.4 feet to a point and continuing with the margin of the same, Southeasterly 121.7 feet to a point, and continuing with the margin of the same Southeasterly 19.3 feet to a point at the beginning of a curve; thence around said curve, Southerly 41.2 feet to a point in the Northwesterly margin of Ridgecrest Drive; thence with the margin of the same, Southwesterly 26.4 feet to a point, and continuing with the margin of the same, Southwesterly 82.5 feet to the beginning.

Being the same property conveyed to William R. Davis and wife, Christine G. Davis, by Warranty Deed from Walter C. Young and wife, Era G. Young, of record in Book 1940, Page 597, in the Register's Office of Davidson County, Tennessee, dated February 09, 1951 and recorded on February 13, 1951. The said William R. Davis having died on December 26, 1992, leaving his wife, Christine G. Davis as the surviving tenant by the entireties. Christine G. Davis died testate on November 17, 2004, devising the subject property to her children, William R. Davis, Jr. and Martha Sue Davis. See Last Will and Testament recorded in Instrument No. 20090522-0047614 and Probate Case No. 05P1084 filed in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division).

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2340 Fernwood Drive, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of December, 2025.

(SEAL)
William R. Davis, Jr.

(SEAL)
Martha Sue Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of December, 2025, before me personally appeared William R. Davis, Jr. and Martha Sue Davis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of December, 2025.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 11.5.29

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $575,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11th day of December, 2025.

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026

Notary Signature
My commission expires:

True Copy Certification

I, **Tonya Cherry,** 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 this the 11 day of December, 2025.

Affiant Signature
Date 12-11-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026