Karen Johnson Davidson County
Batch# 1368065 DEEDQC
01/09/2026 04:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260109-0002405

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$480,000.00~~ $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/25/27

(AFFIX SEAL)

JENNIFER A HOFFMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 06-29-2027

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company, 100 Bluegrass Commons Blvd, Suite 110, Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nathan Lilly and Mindy Aileen Mutz	loanDepot.com, LLC	050 07 0A 192.00 CO
(NAME)	(NAME)	
4116 Walnut Ridge Drive	6561 Irvine Center Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Irvine, CA 92618	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Nathan Lilly,** hereinafter called the Grantor(s), has/have quitclaimed unto **Nathan Lilly, an unmarried man, and Mindy Aileen Mutz, an umarried woman,** as tenants in common with right of survivorship, hereinafter called the Grantee(s), his/her/their assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 192, on the Final Subdivision Plat of Skyridge PUD Subdivision, Phase 6 (formerly Mulberry Downs), as shown on plat of record in Instrument No. 20250819-0066113, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Nathan Lilly, an unmarried man by deed from Meritage Homes of Tennessee, Inc. dated 10/16/2025 and recorded on 10-20-25, Instrument No: 20251020-0083192, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4116 Walnut Ridge Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Effective the 21st day of October, 2025.

Nathan J Lilly

Nathan Lilly

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nathan Lilly, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of October, 2025.

Jennifer A Hoffman

Notary Public:
My Commission Expires: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Janet L. Adams, do hereby make oath that I am licensed attorney and/or 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 the law on 10-21-25.

AFFIANT

DATE: 1-9-26

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 9th day of Jan., 2026

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027