Karen Johnson Davidson County
Batch# 1388184 DEEDWARR
03/04/2026 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260304-0017438

STATE OF TN }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd DAY OF March, 2026.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 26010022

Address of New Owner	Send Tax Bills To:	Tax Information:
Donald Tosh and Scott Giorgini 7523 Lakeview Drive Nashville, TN 37209	Same	088-00-0-029.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Faye Lynn Vaughn and David F. Mundy and Ray D. Mundy and Thomas L. Mundy,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Donald Tosh and Scott Giorgini,** hereinafter called the **Grantee(s)**, their heirs and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to be held as tenants in common with right of survivorship, with it being the intent of the Grantees that the survivor of the two shall acquire the entire fee:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 1 of the Mundy Subdivision as shown on a plat of record in Instrument No. 20000310-0025154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Raymond D. Mundy, Jr. and wife, Helen Faye Mundy, by Installment Deed from Fred Webb Jackson and wife, Julia Roberta Jackson, dated 09/20/1961 and recorded on 09/22/1961 at Book 3282, Page 88, Register's Office for Davidson County, Tennessee. Helen Faye Mundy having since died on or about 09/11/2020, leaving Raymond D. Mundy, Jr., as the surviving tenant by entirety. Raymond D. Mundy, Jr., having since died testate on or about 12/07/2025, pursuant to the terms of his Last Will and Testament (filed in the Probate Court of Davidson County, Tennessee at Nashville, Case No. 26P4), property was devised to Faye Lynn Vaughn, David F. Mundy, Ray D. Mundy and Thomas L. Mundy.

This is property generally located:
7523 Lakeview Drive, Nashville, TN 37209

SUBJECT TO THE FOLLOWING:

1. 2026 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Instrument No. 20000310-0025154, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record at Book 3222, Page 182, as amended in Book 3248, Page 425, Register's Office of Davidson County, Tennessee.
4. Grant of Transmission Line Easement of record at Book 2025, Page 466, Register's Office of Davidson County, Tennessee.
5. Easement for the flow of the waters of an unnamed creek and the rights of the public therein.
6. Rights of upper and lower riparian owners to the flow of the waters of an unnamed creek, free from diminution or pollution.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Faye Lynn Vaughn, David F. Mundy, Ray D. Mundy, and Thomas L. Mundy** have caused this instrument to be executed, this the 2 day of March, 2026.

Faye Lynn Vaughn
Faye Lynn Vaughn

David F. Mundy

Ray D. Mundy

Thomas L. Mundy

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Faye Lynn Vaughn, David F. Mundy, Ray D. Mundy, and Thomas L. Mundy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 2 day of March 2026.

My Commission expires: 7/25/26

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

NOTARY PUBLIC

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 3/2/2026 (date of document).

L. Broner McCoy
Date: 3/2/2026

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 2nd day of March, 2026.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY