This Instrument Was Prepared By:
David Bate Parsons
Attorney At Law
323 Union Street, Suite 300
Nashville, TN 37201

This Transfer Is Exempt From Real Estate Transfer Tax Pursuant To T.C.A. § 67-4-409(a)(1)(C)(iv) As A Transfer Made To Implement A Testamentary Devise. Further, T.C.A. § 67-4-409(a)(1)(E) Provides That A Valuation Oath Is Unnecessary.

Address New Owner And Send Tax Bills To:

Robert Gaudio, Trustee
3130 Wilshire Blvd Suite 600
Santa Monica, CA 90403

Map 144, Group 13, Parcel 14.00

Karen Johnson Davidson County
Batch # 1341525 DEEDQC
11/03/2025 10:57:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251103-0087285

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS, that **Robert J. Gaudio, executor of the estate of Judy M. Gaudio, deceased** (hereinafter referred to as "the Grantor"), for and in consideration of the sum of Ten and No/100's Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with a distribution from the estate of Judy M. Gaudio, deceased, the decedent's last will and testament having been duly admitted to probate before the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case Number 17P2105, has bargained and sold and hereby remises, releases and forever quitclaims unto **Robert J. Gaudio, trustee of the *Judy M. Gaudio Item VIII Testamentary QTIP Trust FBO Robert J. Gaudio***, his successors and assigns, all of the Grantor's interest in and to a one-half undivided interest in a certain tract or parcel of land situated in Davidson County, Tennessee (which one-half undivided interest in the tract or parcel of land is hereinafter referred to as "the Property"), and described in Exhibit A attached hereto and incorporated herein by this reference.

The Property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this Executor's Deed on this the 31st day of October, 2025.

Robert J. Gaudio, Executor Of
The Estate Of Judy M. Gaudio

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **David Bate Parsons**, a Notary Public in and for said State and County, the within named **Robert J. Gaudio, executor of the estate of Judy M. Gaudio, deceased**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, **as executor**, executed the within instrument for the purposes therein contained.

WITNESS my hand and notarial seal at Nashville, Tennessee, this the 31st day of October, 2025.

DAVID BATE PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public For The State Of Tennessee

My Commission Expires: March 25, 2026

EXHIBIT A

PROPERTY DESCRIPTION

A certain tract or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Chickering Estates, Resubdivision of Lots 21 and 24, Section 1, as of record in Book 5190, Page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Gaudio and Judy Gaudio by quitclaim deed from David Bate Parsons, trustee, of record in Book 10583, Page 846, Register's Office for Davidson County, Tennessee.

This improved real property is known as 4326 Chickering Lane, Nashville, Tennessee 37215.

Judy M. Gaudio died on September 14, 2017. The last will and testament of Judy M. Gaudio was admitted to probate on December 14, 2017, by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case Number 17P2105, and is of record under that Case Number in the Circuit Court Clerk's Office for Davidson County, Tennessee.

Robert J. Gaudio was appointed as executor of the estate of Judy M. Gaudio by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division; and Robert J. Gaudio continues to serve as the executor of the estate.

After the present conveyance Robert J. Gaudio, trustee of the *Judy M. Gaudio Item VIII Testamentary QTIP Trust FBO Robert J. Gaudio*, owns a one-half undivided interest in the above-described tract or parcel, and Robert Gaudio, individually, owns a one-half undivided interest in the above-described tract or parcel.

Robert J. Gaudio, individually and as trustee of the aforementioned trust, is one and the same person as Robert Gaudio.