WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1418026 DEEDWARR
05/08/2026 12:32:30 PM 4 pgs
Fees: $23.00 Taxes: $4,495.50
20260508-0041707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES:

C. LOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

File #26-TC-2609-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gunnar Helm	**UBS Bank USA, N.A.**	
(NAME)	(NAME)	**118-02-0J-002-00**
2609 Vaulx Lane	**95 State Street, Suite 2200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Salt Lake City, UT 84111**	
(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 consideration, the receipt of which is hereby acknowledged,

WILLIAM JAMES GODWIN AND CATHERINE GODWIN HEBERT, CO-EXECUTORS OF ESTATE OF HOLLY GODWIN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

GUNNAR HELM, AN UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Private Element Unit B on the Plan of West Kirkwood Estates Townhomes, a Townhouse Planned United Development (Horizontal Property Regime with Private Elements as defined in Tenn. Code Ann 66-27-101 et seq.) located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for West Kirkwood Estates, a Townhouse Planned Unit Development of record in Instrument number 20120510-0040486, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants conditions and regulations imposed upon and relating to the units, property. Co-owners and tenants of West Kirkwood Estates, a Townhouse Planned Unit Development, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument Number 20120510-0040486, said Register's Office, are hereby incorporation hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Holly S. Godwin, unmarried, their heirs and assigns, by Warranty Deed from DREAMINC., a Tennessee corporation, of record in Instrument No. 20121227-0119352, in the Register's Office of Davidson County, Tennessee, dated December 21, 2012, and recorded on December 27, 2012. Holly S. Godwin died on September 3, 2025. See Case No. 25P-1917, Seventh Circuit Court, Probate Division, Davidson County, Tennessee.

Being the same property conveyed to the Estate of Holly Godwin, by Quit Claim Deed from William James Godwin and Catherine Godwin Hebert, as the Co-Executors of the Estate of Holly Godwin, deceased (also known as Holly S. Godwin), having died on September 3, 2025, as evidenced in Case No. 25P-1917, Seventh Circuit Court, Probate Division, Davidson County, Tennessee), of record in Instrument No. 20260203-0007235, in the Register's Office of Davidson County, Tennessee, dated January 15, 2026, and recorded on February 03, 2026.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MONTROSE PARK, as recorded in Plat Book 547, Page(s) 25 .
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20120510-0040486.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2609 Vaulx Lane, Nashville, TN 37204**.

Witness my/our hand(s) this the 6 day of May, 2026.

Estate of Holly Godwin

By: _____
William James Godwin, Co-Executor

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned notary public, William James Godwin with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Co-Executor of the Estate of Holly Godwin, and who further acknowledged that he is authorized to execute the within instrument as Co-Executor of said Estate.

Witness my hand, at office, this 6 day of May, 2026.

_____
Notary Signature Amanda F Zorc
My commission expires: 4.9.30

AMANDA F ZORC
Notary Public - State of Georgia
Fulton County
My Commission Expires Apr 9, 2030

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 7 day of May, 2026.

Estate of Holly Godwin

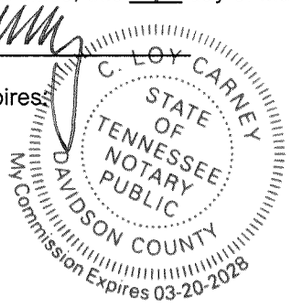
By: Catherine G. Hebert
Catherine Godwin Hebert, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Catherine Godwin Hebert, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Co-Executor of the Estate of Holly Godwin, and who further acknowledged that she is authorized to execute the within instrument as Co-Executor of said Estate.

Witness my hand, at office, this 7 day of May, 2026.

C. Loy Carney
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 7 day of May, 2026.

Affiant Signature
Date 5-7-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of May, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

