WARRANTY DEED

DM-HL-26-2524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,010,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES:

DAWN MARTIN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/05/2029 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1425503 DEEDWARR
05/27/2026 11:37:11 AM 2 pgs
Fees: $13.00 Taxes: $3,737.00

20260527-0048068

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wade L. Munday and Sarah L. Pugliese	**Same as New Owner**	
(NAME)	(NAME)	**104-11-0-295.00**
2524 Blair Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **BRENT JOSEPH EVANS AND DOROTHEE ALEXANDRA MUELLER, TRUSTEES OF THE CHELTENHAM HAILEYBURY TRUST, U/A/D NOVEMBER 16, 2021,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WADE L. MUNDAY, AN UNMARRIED PERSON, AND SARAH L. PUGLIESE, AN UNMARRIED PERSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 Lot No. 139, Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as shown on plat of record in Plat Book 421, Page 7, in Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dorothee Alexandra Mueller and Husband, Brent Joseph Evans by Warranty deed from Robert Nelson Finger of record in Instrument No. 20140623-0054356 Register's Office for Davidson County, Tennessee, dated June 18, 2014 and recorded on June 23, 2014.

Being the same property conveyed to Cheltenham Haileybury Trust, Dated November 16, 2021, through Trustees, Brent Joseph Evans and Dorothee Alexandra Mueller by Quitclaim Deed from Dorothee Alexandra Mueller and husband Brent Joseph Evans of record in Instrument No. 20211119-0154072 Register's Office for Davidson County, Tennessee, dated November 16, 2021 and recorded on November 19, 2021.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Any County and/or City taxes unavailable for verification, along with any penalties, interest, and/or court costs.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 7, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2524 Blair Blvd., Nashville, Tennessee 37212**.

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 21st DAY OF MAY, 2026.

The Cheltenham Haileybury Trust, U/A/D November 16,2021

BY: _____
Dorothee Alexandra Mueller
Trustee

BY: _____
Brent Joseph Evans
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared DOROTHEE ALEXANDRA MUELLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE OF THE CHELTENHAM HAILEYBURY TRUST, U/A/D NOVEMBER 16, 2021, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 21 of May, 2026.

_____
Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared BRENT JOSEPH EVANS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE OF THE CHELTENHAM HAILEYBURY TRUST, U/A/D NOVEMBER 16, 2021, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 21 of May, 2026.

_____
Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212