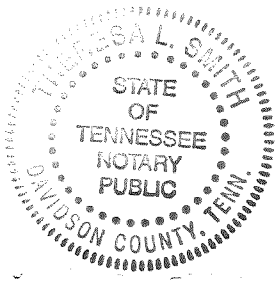
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-7-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tutor Properties, LLC or assigns	Tutor Properties, LLC or assigns	103-12-0G-403-00-CO
(NAME)	(NAME)	
4000 W End Avenue, Unit 403	1898 Chatsworth Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Germantown, TN 38138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1444680 DEEDWARR
07/10/2026 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20260710-0062607

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 Estate of Betty R. Viehmann, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Tutor Properties, LLC or assigns, 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, Unit 403 and the parking spaces and storage area designated and assigned to Unit 403 on the Plan of The Jacksonian 4000 Condominiums as described to Exhibit "B" to the Master Deed of The Jacksonian 4000 Condominiums of record in Instrument No. 20020208-0017172, as amended in Instrument No. 20020910-0109643, Instrument No. 20021104-0134916, and Instrument No. 20021127-0147048, Register's Office for Davidson County, Tennessee to which instruments reference is made for a complete legal description.

Being the same property conveyed to Betty R. Viehmann by Warranty Deed from Rochford Realty and Construction Company, a Tennessee corporation, dated 12/16/2002, of record in Instrument No. 200212270159620, Register's Office for Davidson County, Tennessee.

The said Betty R. Viehmann died testate on 08/17/2023, devising subject property to James R. Mill, Personal Representative of the Estate of Betty R. Viehmann, deceased, as evidenced in File No. 23P1760, Probate Court Clerk's Office for Davidson County, Tennessee. Article VI, Item 7 of the said Will, directed her real property to be administered as part of her probate estate and gave the power to sell the subject property to the Personal Representative.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 4000 W End Avenue, Unit 403, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 9th day of July, 2026.

Estate of Betty R. Viehmann

By: _____
J. Ronald Mills, Personal Representative

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Ronald Mills, the personal representative for the estate of Betty Lillias Viehmann, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of July, 2026.

_____
Notary Public:
My Commission Expires: _____
(SEAL)

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a 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 law on 7/9, 2026.

Affiant
Date: July 10, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10 day of July, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.