Karen Johnson Davidson County
Batch# 1465250 DEEDWARR
08/31/2026 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $736.30
20260831-0080168

| | |
|---|---|
| ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029<br>(Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF ~~WILLIAMSON~~** Davidson MP<br>The actual consideration or value, whichever is greater, for this transfer is $199,000.00.<br>Affiant<br>Subscribed and sworn to before me, this 24th day of August, 2026.<br>Notary Public<br>My commission expires:_____ |

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Myles Gudeman** | **New Owner** | **117-11-0J-309.00CO** |
| **2025 Woodmont Boulevard, #309** | | |
| **Nashville, TN 37215** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**George R. Chunn and Stewart A. Chunn, as the sole heirs of Jennifer Gross Chunn and George Ritten Chunn, as Personal Representative of the Estate of Jennifer Gross Chunn,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Myles Gudeman, an unmarried man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 309 on the Plan of The Hillmont Condominiums, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to Jennifer Chunn, an unmarried woman, by deed from Emily Tuma, unmarried, of record in Instrument No. 20210610-0078668, dated June 9, 2021, Register's Office for Davidson County, Tennessee. Jennifer Chunn having died February 4, 2026, her Last Will and Testament being Probated as Case #26P891, in the Davidson County Probate Court; said Will vesting authority in the Executor under Article VIII, paragraph 2, to convey all real property for the purpose of dividing the assets between her children.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Master Deed of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee.
c. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20110930-0075711, in the Register's Office for Davidson County, Tennessee.
d. Right of Entry Agreement of record in Book 9921, Page 620, in the Register's Office for Davidson County, Tennessee.
e. Subject to rights of others in and to common areas/elements.
f. Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.

g. All other easements and restrictions of record.

This conveyance is further 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, and (5) other matters of public record.

This is improved property known as 2025 Woodmont Boulevard, #309, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 24th day of August, 2026.

George R. Chunn

Stewart A. Chunn

Estate of Jennifer Gross Chunn

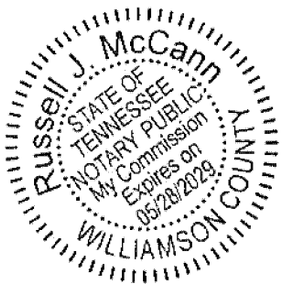
George Ritten Chunn, Personal Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, George R. Chunn, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2026.

Notary Signature
My commission expires:




STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Stewart A. Chunn, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2026.

Notary Signature
My commission expires:

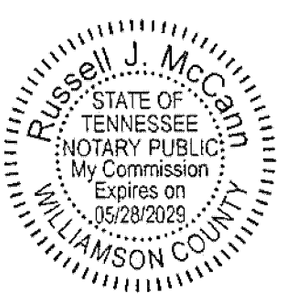



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said county and state, George Ritten Chunn, Personal Representative of the Estate of Jennifer Gross Chunn, Probate Case No. 26P891, in the Circuit Court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 24th day of August, 2026.

Notary Signature
My commission expires:




File #: 26-505

Certificate of Authenticity

I, Alli Pinkston, 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 **August 24, 2026**.

Date

Alli P

Affiant Signature

**8/25/26**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25** day of **August**, 20_____.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County