Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260755321

Karen Johnson Davidson County
Batch # 1465466 DEEDWARR
09/01/2026 09:51:02 AM 2 pgs
Fees: $13.00 Taxes: $4,699.00
20260901-0080490

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,270,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2026.

Notary Public
My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Laura Gatto 939 Woodmont Boulevard Nashville TN 37204	New Owner	Tax Parcel ID No. 118 09 0Y 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Suzanne Fuda and Joseph Fuda, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura Gatto**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 939 of 937 WOODMONT BOULEVARD, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 937 WOODMONT BOULEVARD, a Horizontal Property Regime, of record in Instrument No. 20210104-0000741, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Suzanne Fuda and Joseph Fuda, wife and husband, by Warranty Deed from Brad Whitfield, an unmarried man, of record in Instrument No. 20230801-0059442, in the Register's Office of Davidson County, Tennessee, dated August 01, 2023 and recorded on August 01, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PART OF NOEL'S ESTATE, YEARWOOD SUBDIVISION, as recorded in Plat Book 1424, Page 48.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210104-0000741.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1471, Page 207.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3924, Page 485.

This is improved property located at 939 Woodmont Boulevard Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2026.

Suzanne Fuda

Joseph Fuda

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Suzanne Fuda and Joseph Fuda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2026.

Notary Public
My Commission Expires: 12-1-29

