WARRANTY DEED

Karen Johnson Davidson County
Batch# 1379500 DEEDWARR
02/12/2026 01:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,050.80
20260212-0011248

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2026.

Heidi Rae Berryhill
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

HEIDI RAE BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22 2029

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
David Brust and Susie Ju	Same as new owner	117030D25900
(NAME)	(NAME)	
259 Hillsboro Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Brian H. Walker and Lauren M. Walker, both unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **David Brust, an unmarried man and Susie Ju, an unmarried woman,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 259, on the Plan of Hillsboro Station Condominiums, as of record in Plat Book 6250, Pages, 751, 752, and 753, said Register's Office, to which plan reference

is hereby made for a more complete legal description, together with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed of record in Book 6740, Page 37, amended in Book 8140, Page 689, said Register's Office.

Being the same property conveyed to Brian H. Walker and Lauren M. Walker, both unmarried by Deed from Crystaline V. Dekle, a married woman, dated September 6, 2019, of record in Instrument No. 20190911-0092037, and Affidavit in Instrument 20190925-0097154, in the Register's Office for Davidson County, Tennessee.

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, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 259 Hillsboro Place, Nashville, TN 37215
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with 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.

Effective the 10th day of February, 2026.

Brian H Walker by Lauren M. Walker, attorney-in-fact
Brian H. Walker, by Lauren M. Walker, Attorney-in-Fact

Lauren M Walker
Lauren M. Walker

STATE OF PA

COUNTY OF Delaware

On this 10 day of February, 20 26, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lauren M. Walker, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Brian H. Walker for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for Brian H. Walker, and is authorized by Brian H. Walker to execute this instrument on his/her behalf.

Kenneth Wayne Jeffrey-Rodgers
Notary Public

My commission expires 1/9/2027

Commonwealth of Pennsylvania - Notary Seal
Kenneth Wayne Jeffrey-Rodgers, Notary Public
Bucks County
My Commission Expires January 9, 2027
Commission Number 1230168

STATE OF PA

COUNTY OF Delaware

On this 10 day of February, 20 26, before me personally appeared Lauren M. Walker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Kenneth Wayne Jeffrey-Rodgers
Notary Public

My Commission Expires: 1/9/2027

Commonwealth of Pennsylvania - Notary Seal
Kenneth Wayne Jeffrey-Rodgers, Notary Public
Bucks County
My Commission Expires January 9, 2027
Commission Number 1230168

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2-10-2026 (date of document).

Jennifer Pennell

2-10-2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 2-11, 2026.

Notary's Signature

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

My Commission Expires: _____

Notary's Seal