Karen Johnson Davidson County
Batch# 1390603 DEEDWARR
03/10/2026 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $915.75
20260310-0018822

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-8220-AJ

STATE OF TENNESSEE
COUNTY OF Davidson

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

The actual consideration or value, whichever is greater, for this transfer is $247,500.00.

Affiant

Subscribed and sworn to before me, this the 5th day of March, 2026.

Notary Public
My Commission Expires: 9-7-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shauna Korinne Bruno 212 Post Creek Rd Nashville, TN 37221	JMAC Lending, Inc. 3200 Park Center Drive, Suite 350 Costa Mesa, CA 92626	128 15 0B 212.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Nolan Hilfinger, a single man** (individually and/or collectively, "Grantor"), transfer and convey unto **Shauna Korinne Bruno, individually** (individually and/or collectively, "Grantee"), 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 No. 212 on the Horizontal Property Regime for POST HOUSE-BELLEVUE CONDOMINIUM, PHASE THREE, as recorded in the Master Deed of record in Book 6838, Page 445, amended in Second Amendment to Master Deed (Annexation of Phase III) of record in Book 6846, Page 816, Corrected Second Amendment to Master Deed (Annexation of Phase III) in Book 8047, Page 867, which was re-recorded in Book 8101, Page 562, and further amended in Book 8626, Page 588, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description; together with an undivided percentage interest in the common elements allocated to said Unit as set forth in said Master Deed.

Being the same property conveyed to Nolan E. Hilfinger, unmarried, by Warranty Deed from Zachary J. Hall and Gail L. Hall, both unmarried, as joint tenants with right of survivorship, of record in Instrument No. 20190916-0093353, in the Register's Office of Davidson County, Tennessee, dated September 06, 2019 and recorded on September 16, 2019.

This is improved property located at: **212 Post Creek Road, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number 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 2nd day of March, 2026.

GRANTOR:

Nolan Hilfinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nolan Hilfinger, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **2nd** day of March, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

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 3-2, 2026.

Affiant
Date: March 9 ,2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9 day of March 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

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