Karen Johnson Davidson County
Batch# 1425206 DEEDWARR
05/26/2026 03:33:30 PM 5 pgs
Fees: $28.00 Taxes: $925.00
20260526-0047759

WARRANTY DEED

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-21-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0546

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Loan Hillsten and Taylor Hillsten	CMG Mortgage	064-12-0A-722.00-CO
(NAME)	(NAME)	
722 Blue Brick Place	3160 Crow Canyon Rd #400	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty Thousand And No/100 Dollars ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELAINE DALE BREWER, EXECUTRIX OF THE ESTATE OF GEORGIA CAROL NUETZEL, DECEASED AND ELAINE DALE BREWER AND THOMAS BRYN PERSON, INDIVIDUALLY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOAN HILLSTEN, AN UNMARRIED WOMAN AND TAYLOR HILLSTEN, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain condominium apartment in Davidson County, Tennessee, known as Unit No. 722 as established by a Master Deed establishing a Horizontal Property Regime of Fox Run (Section Two), which

Master Deed is recorded in Book 5535, Page 713 and as corrected in Book 5895, Page 516 and Book 5936, Page 301 and as amended in Book 6370, Page 817 and Book 8510, Page 95 and all amendments thereto of record in the Register's Office for Davidson County, Tennessee, and an undivided interest in and to certain common elements appurtenant to said Unit, and further as shown on the Plan of FOX RUN CONDOMINIUMS 2ND REVISION PART OF SECTION 2 AND 1ST REVISION PART OF SECTION 1 of record in Plat Book 6250, Page 118, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description thereof.

Being the same property conveyed to Georgia Carol Nuetzel, unmarried woman by Warranty Deed from Ronnie Woods, Casey Woods, and Kyle Woods, a 1/3 interest each of record in Instrument No. 20180529-0050619, Register's Office for Davidson County, Tennessee, dated May 25, 2018 and recorded on May 29, 2018.

The said Georgia Carol Nuetzel died on August 25, 2025 testate, devising subject property to Elaine Dale Brewer and Thomas Bryn Person. See Probate Case 25P1775, Davidson County In the Seventh Circuit Probate Court.

The Grantor(s) affirms that the property has not been occupied by Grantor as Grantor's principal residennce.

Subject to: 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 rig, leaving hts of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.

unimproved ☐
This is improved ☑ property, known as 722 Blue Brick Place, Hermitage, TN 37076
(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 successors 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 our hands this 22nd day of May, 2026.

Elaine Dale Brewer

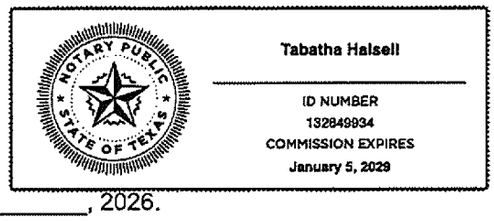
Elaine Dale Brewer

STATE OF Texas
COUNTY OF Harris

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

Witness my hand and official seal at office, this 22nd day of May, 2026.

Tabatha Halsell
Notary Public
My commission expires: 132849934
Tabatha Halsell Notary Public, State of Texas



Witness our hands this 22nd day of May, 2026.

Electronically signed and notarized online using the Proof platform.

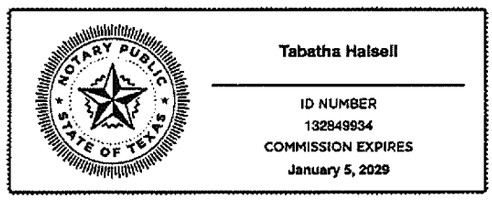
The Estate of Georgia Carol Nuetzel
BY: Elaine Dale Brewer Executrix
Elaine Dale Brewer, Executrix

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Elaine Dale Brewer, Executrix of the Estate of Georgia Carol Nuetzel, deceased, 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 and official seal at office, this 22nd day of May, 2026.

Tabatha Halsell
Notary Public
My commission expires: 01/05/2029
Tabatha Halsell Notary Public, State of Texas



Electronically signed and notarized online using the Proof platform.

Witness our hands this 21 day of May, 2026.

Thomas Bryn Person

Thomas Bryn Person

STATE OF Nevada
COUNTY OF CLARK

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

Witness my hand and official seal at office, this 21st day of May, 2026.

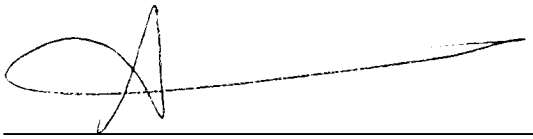
Notary Public JAMI DOGOOD
My commission expires: 04/26/2030

JAMI DOGOOD
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 18-2567-1
Expires April 26, 2030

Notarized remotely using audio-video communication technology via Proof.

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 5-22-2026.



Affiant Signature

5-22-2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5-22-2026.

Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal