Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to before me this 20th day of May, 2026.

Notary Public
My Commission Expires: 03/28/28

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Karen Johnson Davidson County
Batch# 1425342 DEEDWARR
05/27/2026 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20260527-0047930

File No.: 2026-1357

Address of New Owner:	Send Tax Bills to:	Tax Information:
Manda J. Fly	Churchill Mortgage	
2600 Hillsboro Pk Unit 235 Nashville, TN37212	1749 Mallory Ln, Ste 100 Brentwood, TN 37027	117-03-0H-235.00-CO

WARRANTY DEED

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

Jacob I. Feldman, an unmarried man

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Manda J. Fly, an unmarried woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 235 of The Enclave at Hillsboro Village, a Condominium Development, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Enclave at Hillsboro Village, a Condominium Development of record in Instrument Number 20051005-0119789 as amended in Instrument Number 20060210-0016562, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed.

Being the same property conveyed to Jacob I. Feldman and Paul L. Feldman, joint tenants with rights of

survivorship by Warranty Deed from Greg Dawson, unmarried of record in Instrument No. 20150624-0060435 Register's Office for Davidson County, Tennessee, dated June 19, 2015 and recorded on June 24, 2015.

Being the same property conveyed to Jacob I. Feldman, unmarried by Quitclaim Deed from Paul L. Feldman of record in Instrument No. 201907220071263 Register's Office for Davidson County, Tennessee, dated June 03, 2019 and recorded on July 22, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is X improved _____unimproved property and the address of the herein described property is believed to be 2600 Hillsboro Pike #235, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

Witness my hand this 20th day of May, 2026.

Jacob I. Feldman

STATE OF NEBRASKA
COUNTY OF Douglas

On this 20th day of May, 2026, before me personally appeared Jacob I. Feldman, 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's (or persons') free act and deed.

Witness my hand, at office, this 20th day of May, 2026.

Notary Signature
My commission expires: December 29, 2028

General Notary - State of Nebraska
SELBERT T. FOSTER
My Comm. Exp. Dec. 29, 2028

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 05/20/2026 (date of document).

Affiant Signature

05/20/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 20th day of May, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29