Prepared by:
Kimbra Spann, Attorney
1616 Westgate Circle
Brentwood, TN 37027

**STATE OF TENNESSEE**
**COUNTY OF**

The actual consideration, or value, whichever is greater, for this transfer is $__0__.

Affiant

Subscribed and sworn to before me this 20 day of May, 2024.

Notary Public
My commission expires: 03/28/26

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03/28/26

Karen Johnson Davidson County
Batch# 1425342 DEEDQC
05/27/2026 09:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260527-0047931

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Manda Fly | Owner | 117-03-OH-235.00-CO |
| 2600 Hillsboro Pk Unit 235<br>Nashville, TN 37212 | " | |

## QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Jacob I. Feldman, an unmarried man,** hereinafter referred to as Grantor, by these presents, quitclaim and convey all of her right, title and interest unto **Manda J. Fly, an unmarried woman**, hereinafter referred to as the Grantee, in and to the following tract or parcel of land in Davidson County, Tennessee, 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.

Also included in this conveyance is Storage Space S217 on the Plan of The Enclave at Hillsboro Village, a Condominium Development, as established under the Master Deed in Instrument Number 20051005-0119789 as amended in Instrument Number 20060210-0016562, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description.

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.

Being the same property conveyed to Manda J. Fly, an unmarried woman, by Warranty Deed from Jacob I. Feldman, an unmarried man, dated May 20, 2026, and recorded in Instrument No. 202605270047930, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 2600 Hillsboro Pike #235, Nashville, TN 37212.

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

Jacob I. Feldman

**STATE OF** NEBRASKA
**COUNTY OF** DOUGLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacob I. Feldman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes herein contained.

Witness my hand and official seal in DOUGLAS COUNTY, NE, this 20th day of May, 2026.

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

Notary Public
My Commission Expires: DECEMBER 29, 2028

THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE, AND NO AFFIRMATION REGARDING THE STATUS OF TITLE IS MADE.

# 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, 20 26.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29