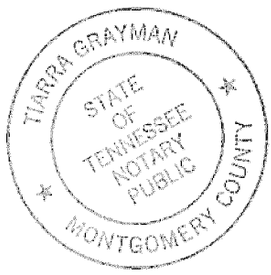
This instrument was prepared by Momentum Title, LLC from information furnished by the parties and/or contained in the public records. Momentum Title, LLC is acting solely as the preparer of this instrument and has not conducted a title examination or reviewed a survey in connection with its preparation. Preparation of this instrument does not constitute an opinion or certification by Momentum Title, LLC as to the status of title, matters of survey, or the accuracy or completeness of the legal description or other title matters contained herein.

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-10300-SC



STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Karen Johnson Davidson County
Batch# 1480598 DEEDWARR
10/05/2026 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20261005-0091434

Subscribed and sworn to before me, this the 29th day of September, 2026.

Notary Public
My Commission Expires: 11/15/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jenny DeAnne Shelton and Michael James Shelton 151 Hillsboro Pl Nashville, TN 37215	New Owner	117-03-0C-151.00-CO

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Lindley Smith, Trustee of Lindley And Susan Smith Living Trust dated August 28, 2025** (individually and/or collectively, "Grantor"), transfer and convey unto **Jenny DeAnne Shelton and Michael James Shelton, wife and husband** (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. 151, on the Plan of Hillsboro Place Condominiums, of record in Plat Book 5200, Page 725, amended in Plat Book 5200, Pages 757 and 758, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Place Condominiums, a horizontal property regime established by Master Deed of record in Book 6244, Page 394, as amended in Book 6285, Page 209, Instrument No. 20170515-0048155 and Instrument No. 20180717-0069522, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jonathan M. Pavlotsky, a single person by Warranty Deed from Margie Cavalier, a single person of record in Book 8776, Page 597, Register's Office for Davidson County, Tennessee, dated November 02, 1992 and recorded on November 04, 1992.

The said Jonathan M. Pavlotsky, also known as Jonathan Michael Pavlotsky, having since died intestate on October 14, 2021 with his Estate being probated under Case No. 23P-198 in the Probate Court for Davidson County, Tennessee. His brother, Mark Pavlotsky, was his only surviving heir at law and was appointed Administrator of his estate. During administration of the Estate of Jonathan Michael Pavlotsky the said Mark Pavlotsky became deceased on March 26, 2023. By Petition and Order Appointing Successor Co-Personal Representatives filed 6/29/2023 in the Probate Court for Davidson County, Tennessee, Jonathan Sacks and Sara Sacks were appointed Co-Personal Representatives of the Estate of Jonathan Michael Pavlotsky. Order Authorizing the Sale of the Real Estate by the Co-Personal Representatives, Jonathan and Sara Sacks, filed in Docket No: 23P198, in the Seventh Circuit Court for the Twentieth Judicial District State of Tennessee, Metropolitan Nashville - Davidson County.

Being the same property conveyed to Excalibur Property Solutions, LLC, a Tennessee

limited liability company by Warranty Deed from Jonathan Sacks and Sara Sacks, Co-Personal Representatives of the Estate of Jonathan M. Pavlotsky of record in Instrument No. 20240530-0040050 Register's Office for Davidson County, Tennessee, dated May 24, 2024 and recorded on May 30, 2024.

BEING the same property conveyed by Warranty Deed from Lindley Van Smith and Susan Clara Smith, husband and wife to Lindley Van Smith, Jr. and Susan Clara Smith, Trustees of the Lindley and Susan Smith Living Trust, recorded December 22, 2025, as Instrument No. 202512220101212 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

This is ☒ improved or ☐ unimproved property located at: **151 Hillsboro Pl, Nashville, TN 37215**

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 their 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 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 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 29th day of September, 2026.

GRANTOR:

Lindley And Susan Smith Living Trust dated August 28, 2025

By:_____
Lindley Van Smith, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lindley Van Smith, Jr., Trustee 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 is the Trustee of Lindley And Susan Smith Living Trust dated August 28, 2025, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of September, 2026.

JAKE MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

_____
Notary Public
My Commission expires: 9-3-30

Certificate of Authenticity

I, Joshua A. Terry, 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 9128126.

Affiant Signature – Joshua A. Terry

9130126

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9130126.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON