THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1333643 DEEDWARR
10/14/2025 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20251014-0081742

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Thomas E. Young and Savanna C. Walker **401 Bowling Ave #49** **Nashville, TN 37205**	Thomas E. Young and Savanna C. Walker **401 Bowling Ave #49** **Nashville, TN 37205**	104 13 0A 056.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lisa Manrique Bradshaw, Trustee of LDMSB Living Trust dated March 7, 2024** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Thomas E. Young, and Savanna C. Walker, husband and wife,,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 401 Bowling Avenue, 49, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 49, also designated as Building Site No. 56, on the Plan of Richmeade Place, Section Four, of record in Book 5210, page 16, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to LDMSB Living Trust, by Quitclaim Deed from Lisa M. Bradshaw, dated March 7, 2024, and recorded March 13, 2024, of record in Instrument No. 20240313-0017285, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lisa M. Bradshaw, a single woman, by Warranty Deed from Chauncey Anderson Saurus and Aaron Anthony Anderson, wife and husband, dated June 10, 2022, and recorded June 21, 2022, of record in Instrument No. 20220621-0070201, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 401 Bowling Avenue, 49, Nashville, TN 37205.

This conveyance is subject to all restrictions, easements and planning documents of 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 8th day of October, 2025.

LDMSB Living Trust dated March 7, 2024

By: _____
Lisa Manrique Bradshaw, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of October, 2025, before me personally appeared Lisa Manrique Bradshaw, Trustee of LDMSB Living Trust dated March 7, 2024, 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 7th day of October, 2025.

_____
Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $640,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 7th day of October, 2025.

_____
Notary Public
My commission expires: _____

MARY KATHRYNE LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Certificate of Authenticity

I, Spencer Gross, 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 October 7th, 2025.

Affiant Signature

October 7th, 2025
Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this
14th day of October, 2025.

Notary's Signature

My Commission Expires:
Notary's Seal (if on paper)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY