THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $495,000.00 Stewart Bronaugh Affiant Subscribed and sworn to before me, this 4th day of ~~January~~ February 2026. Notary Public My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 07-06-2026

Karen Johnson
Batch # 1377403
02/09/2026 11:33:47 AM
Fees: $13.00 Taxes: $1,831.50
20260209-0009378

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

Address New Owner: Stewart Bronaugh 3702 Woodmont Blvd. Nashville, TN 37215	Send Tax Bills to: 3702 Woodmont Blvd. Nashville, TN 37215	Tax Information: Tax Parcel ID No. 117-02-0C-024-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LYNN A. DEAL, AN UNMARRIED WOMAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **STEWART BRONAUGH,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 24, Regency Park, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 3700, pages 111 and 112, Register's Office for said County, to which source reference is hereby made for complete details of description, together with said Apartment's appurtenant undivided interest in the general and limited common - elements of the Condominium.

Being the same property conveyed to Lynn A. Deal, an unmarried woman by Deed dated October 10, 2014 from Oren Michael Williams, III, an unmarried man, recorded October 24, 2014, in Instrument Number 201410240098150, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **646 Timber Lane, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 4th day of ~~January~~ February, 2026.

Lynn A. Deal

LYNN A. DEAL

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LYNN A. DEAL** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of ~~January~~ February, 2026.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____