PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch # 1420839 DEEDWARR
05/14/2026 02:21:13 PM 2 pgs
Fees: $13.00 Taxes: $2,649.20
20260514-0043556

Ivey Title, LLC Ref: (DL) Title No.: 64421
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Anna S. Bridgers 674 Timber Lane Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 117020C03800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$716,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James M. Doran, Jr. and Ramsey B. Doran, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Anna S. Bridgers,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit 38 together with the carport designated 38A of Regency Park Condominiums, a horizontal proeprty 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 more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to James M. Doran, Jr. and Ramsey B. Doran, husband and wife, by Warranty deed from Alton Ross, Jr., married, dated August 31, 2005 and recorded on September 14, 2005, of record in Inst. No. 20050914-0110438, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700, pages 111 and 112, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 3815, page 778, Book 4364, page 38, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7228, page 3433, Book 9746, page 83, Book 11288, page 513, Inst. No. 20031029-0159210, Inst. No. 20050531-0060994, Inst. No. 20110525-0010197, Inst. No. 20160630-0066809, Inst. No. 20171030-0110958, Inst. No. 20221110-0120652, Inst. No. 20240403-0023605, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Regency Park Homeowners Association of record in Book 8129, page 118, amended in Book 8500, page 717, said Register's Office.

This is improved property, known as 674 Timber Lane, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of May, 2026.

James M. Doran, Jr.

Ramsey B. Doran

State of Tennessee

County of Davidson

On this 13th day of May, 2026 before me the undersigned authority, personally appeared James M. Doran, Jr. and Ramsey B. Doran, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

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

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $716,000.00.

Affiant

Sworn and subscribed before me this 13 day of May, 2026.

Notary

My Commission Expires: ELIZABETH ANNE MINGUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 07, 2026