WARRANTY DEED

Karen Johnson Davidson County
Batch# 1438026 DEEDWARR
06/25/2026 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20260625-0057248

File #26-TC-6214-C

CHARLES D. LIGHTSEY (SEAL)
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES: 1/22/30

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Robert Young and Brittany Thompson Small	Ne. gh learned Mtge	
(NAME)	(NAME)	
6214A Louisiana Avenue	1835 Lockaway pr.	**091 01 0F 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Alpharetta GA 30004	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

TREVOR TOWNSEND, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ANDREW ROBERT YOUNG, AND BRITTANY THOMPSON SMALL, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. A, on the plan of 6214 LOUISIANA AVENUE TOWNHOMES, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of 6214 LOUISIANA AVENUE TOWNHOMES, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150706-0064630, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Trevor Townsend, unmarried man, by Warranty Deed from Austin Woolard and Ellyse Woolard, husband and wife, of record in Instrument No. 20210812-0108820, in the Register's Office of Davidson County, Tennessee, dated August 09, 2021 and recorded on August 12, 2021. Trevor Townsend has since married.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF CHEROKEE PARK SUBDIVISION, as recorded in Plat Book 161, Page(s) 75.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150706-0064630.
* Easement for Public Street Right of Way, recorded in Instrument No. 20150501-0039633.
* Charter for 6214 Louisiana Avenue Townhomes Homeowners' Association, Inc. recorded as Instrument No. 20150713-0067638.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **6214A Louisiana Avenue, Nashville, TN 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 24th day of June, 2026.

Trevor Townsend

Abigail Townsend

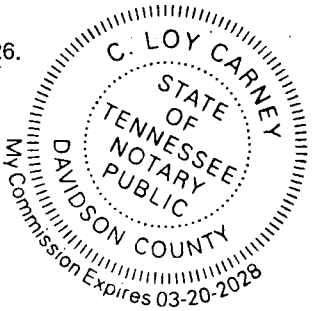
***ABIGAIL TOWNSEND**, spouse of **TREVOR TOWNSEND**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **ABIGAIL TOWNSEND** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2026, before me personally appeared Trevor Townsend, 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 24th day of June, 2026.

Notary Signature
My commission expires:

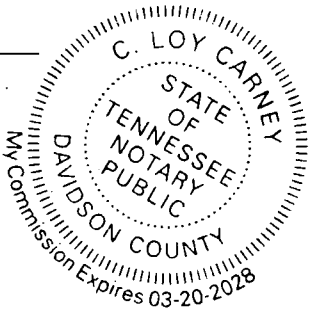


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2026, before me personally appeared Abigail Townsend, 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 24th day of June, 2026.

Notary Signature
My commission expires:



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 6-24-2026.

Affiant Signature — Date: 6-24-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6-24-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

