This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-9650-KP

Karen Johnson Davidson County
Batch# 1456548 DEEDWARR
08/07/2026 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $957.19
20260807-0073010

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $258,700.00.

Affiant
Subscribed and sworn to before me, this the 31st day of July, 2026.

Notary Public
My Commission Expires: _____

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Latrice Monique Lyvers 744 Bradburn Village Way Antioch, TN 37013	New Owner	164-06-0B-225-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jillian Marie Duke, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Latrice Monique Lyvers and Buford Lyvers, 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 all of Unit No. 225, on the plan of The Townhomes of Bradburn Village, Phase 2, Section 1, as shown on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradburn Village, of record in Instrument No. 20060816-0101099, as Amended in Instrument No. 20070717-0084884, and Amended and Restated in Instrument No. 20070817-0098536, and Supplemented in Instrument No. 20121109-0103798, and Assignment of Developer's Rights in Instrument No. 20170802-0078538, and Supplemented in Instrument No. 20180226-0017976, and further Amended in Instrument No. 20180713-0068064, and Supplemented in Instrument No. 20180924-0094137, Instrument No. 20210329-0041050 and Amended in Instrument No. 20210412-0047996, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jillian Marie Duke, a single woman, by Warranty Deed from Olde South Properties, Inc., a Tennessee corporation, dated September 12, 2019, of record in Instrument No. 20190927-0098545, in the Register's Office of Davidson County, Tennessee.

Said property was never the marital residence for the Grantor and her spouse.

This is improved property located at: **744 Bradburn Village Way, Antioch, TN 37013**

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 the 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 I/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 I/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 31st day of July, 2026.

GRANTOR:

Jillian Marie Duke

Jillian Marie Duke

STATE OF TENNESSEE
COUNTY OF Hamilton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jillian Marie Duke, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of July, 2026.

NANCY J. FRAZIER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/07/2027
HAMILTON COUNTY

Notary Public
My Commission expires: 11/07/2026

Certificate of Authenticity

I, Danielle Watson, 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 7/31/26.

Date

Affiant Signature

7/31/26

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 31st day of July, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029