Karen Johnson Davidson County
Batch # 1471624 DEEDWARR
09/10/2026 02:24:08 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20260910-0084217

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*

Ivey Title, LLC Ref: (LM) Title No.: 64593
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Bronaugh Jackson 646 Timber Lane Nashville, TN 37215	Morgan Stanley Private Bank NA, ISAOA/ATIMA 4270 Ivy Pointe Blvd., 4th floor Cincinnati, OH 45245

TAX MAP PARCEL NUMBERS: 117020C02400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$500,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stewart Bronaugh**, unmarried man, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Bronaugh Jackson** 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 No. 24, together with the carport designated 24A of 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 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 Stewart Bronaugh by Warranty Deed from Lynn A. Deal, an unmarried woman, dated February 4, 2026, and recorded on February 9, 2026, of record in Instrument No. 20260209-0009378, Register's Office for Davidson County, Tennessee. And being the same property conveyed from Oren Michael Williams, III an unmarried man, to Lynn A. Dial, an unmarried woman, by Warranty Deed dated October 10, 2014, and recorded on October 24, 2014, of record in Instrument No. 20141024-0098150, in the Register's Office for said County, and by Scrivener's Affidavit of record in Instrument No. 20200417-0040639, said 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, page 111 and 112, said Register's Office, 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 3815, page 788, Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343, Book 9746, page 83, Book 11288, page 513, Instrument No. 20031029-0159210, Instrument No. 20050531-0060994, and Insturment No. 20110525-0040197, Instrument No. 20160630-0066809, Insturment No. 20171030-0110958, Instrument No, 20221110-0120652, and Instrument 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 646 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 4th day of September, 2026.

Stewart Bronaugh

State of Tennessee
County of Davidson

On this 4th day of August, 2026, before me the undersigned authority, personally appeared Stewart Bronaugh, 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 05-12-2030

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: $500,000.00.

Affiant

Sworn and subscribed before me this 4th day of September, 2026.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

Notary