THIS INSTRUMENT PREPARED BY:

Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Jerome Ivory
520 Bradburn Village Circle
Nashville, TN 37013
SEND TAX BILLS TO:
New Owner

Karen Johnson Davidson County
Batch# 1473969 DEEDWARR
09/16/2026 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $865.80
20260916-0085936

WARRANTY DEED
(Map 164-06-0B; Parcel 088.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **KEANDREA YOUNG F/K/A KEANDREA TAYLOR, A MARRIED WOMAN**, hereinafter referred to as "Grantor(s)", have bargained and sold and do hereby transfer and convey unto **JEROME IVORY, AN UNMARRIED MAN,** hereinafter referred to as "Grantee(s)" their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, being all of Unit No. 131, Townhomes of Bradburn Village, as established the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village, a Horizontal Property Regime with Private Elements, of record in in Instrument No. 20060816-0101099, amended in Instrument No. 20070717-0084884; amended and restated in Instrument No. 20070817-0098536, amended in Instrument No. 20180713-0068064, all in the Register's Office of Davidson County, Tennessee, and being shown on the plan attached as Exhibit "A-1" on the said Declaration of record in Instrument No. 20060816-0101099, in said Register's Office, to which reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Keandrea Taylor, an unmarried woman, by Warranty Deed dated July 26, 2017, from Lynetta S. Claiborne, unmarried, recorded August 15, 2017, in Instrument No. 20170815-0083438, in the Register's Office of Davidson County, Tennessee. Jordan Young, spouse of Keandrea Young F/K/A Keandrea Taylor, joins herein to convey any and all right, title, claim and interest he/she may have in the subject property by virtue of marriage or otherwise.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 520 Bradburn Village Circle, Nashville, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee(s), their heirs and assigns, forever.

Grantor(s) covenant with the said Grantee(s) that Grantor(s) are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2026 real property taxes which will be prorated at closing and paid by the Grantee(s).

Grantor(s) further covenant and bind Grantor(s), their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee(s), 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.

Witness my/our hand(s) and signature(s) on this the 11th day of Sept, 2026.

Keandrea Young FKA Keandrea Taylor

KEANDREA YOUNG F/K/A
KEANDREA TAYLOR

JORDAN YOUNG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 11th day of Sept, 2026.

Notary Public

My Commission Expires: November 17, 2029

(SEAL)

GRACE TANT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $234,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11 day of Sept, 2026.

Notary Public

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

My commission Expires: _____
File No. GTS1-2026-161

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 9/11/26 (date of document).

Jennifer Pennell

9/15/26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 9/15, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal