This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This space intentionally left blank for recording purposes.

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1211919 DEEDWARR
12/03/2024 09:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241203-0093723

New Owner:	**Send Tax Bill:**	**Map/Parcel**
GERTRUDE BUFORD, Trustee BUFORD REVOCABLE LIVING TRUST dated July 30, 2024 1107 Oakway Court Nashville, TN 37214	SAME	108-160 / 303

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi)].

AFFIANT

NOLEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

Sworn to and subscribed before me this November 26, 2024.

Notary Public

My Commission Expires: _____

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, GERTRUDE E. BUFORD, who is one and the same as GERTRUDE BUFORD, her successors and assigns, do hereby transfer and convey any and all interest owned by her in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to GERTRUDE BUFORD, Trustees of the BUFORD REVOCABLE LIVING TRUST, dated July 30, 2024.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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 HAND this November 26, 2024.

By: Gertrude Buford
GERTRUDE BUFORD

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GERTRUDE BUFORD with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this November 26, 2024.

NOTARY PUBLIC

My Commission Expires: 1/26/2025

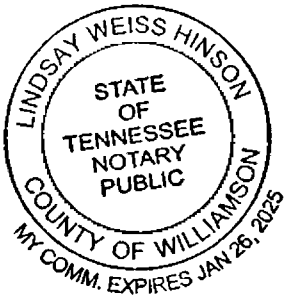


Exhibit A

Property Description

Said property is described to wit:

Being Lot No. 62B, Zone Lot Division, Percy Priest Woods, Lot 57 & 62, Rev. Sec. III, of record in Palt Book 6250, page 509, amending Plat Book 5200, page 789, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667), by Deed dated June 18, 1993, and recorded in Book 8995, page 560, Office of the Register, County of Davidson, State of Tennessee.

Being the same property conveyed to GERTRUDE E. BUFORD her successors and assigns, by Cash Deed of record from HENRY G. CISNEROS, Secretary of Housing and Urban Development, of Washington, D.C., in Deed Book 9210, Page(s) 618, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 1107 Oakway Court, Nashville, TN 37214.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 September 19, 2024 (date of document).

Signature

11/27/2024
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27 day of November, 2024.

Notary Public
My Commission expires: March 18, 2028

NOLEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028