WARRANTY DEED

Karen Johnson Davidson County
Batch# 1302727 DEEDWARR
07/28/2025 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,093.74
20250728-0059146

File #25-TL-0809-H

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,875.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF July, 2025.

Notary Public
MY COMMISSION EXPIRES:

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)
Erica Lynne Fenton	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	
809 Arbor Trace Circle	**3940 North Ravenswood Avenue**	**060 00 0A 028.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Chicago, IL 60613**	
(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,

CAM PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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

ERICA LYNNE FENTON, A MARRIED WOMAN,

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 28, of MAGNOLIA EAST, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing MAGNOLIA EAST, a Horizontal Property Regime, of record in Instrument No. Instrument No. 20160726-0076751, as amended in Instrument No. 20161013-0108361, Instrument No. 20200908-0102173; Instrument No. 20211101-0146117 and Instrument No. 20220420-0045958, in the Register's office for DAVIDSON County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Cam Properties, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Teesdale Properties, LLC, a Limited Liability Company, of record in Instrument No. 20151103-0111807, in the Register's Office of Davidson County, Tennessee, dated October 29, 2015 and recorded on November 03, 2015.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160726-0076751, as amended in Instrument No. 20161013-0108361, Instrument No. 20200908-0102173; Instrument No. 20211101-0146117 and Instrument No. 20220420-0045958.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities And Systems recorded in Instrument No. 20151016-0105367.
* Easement recorded in Instrument No. 20211105-0148423.
* Charter for Magnolia East Homeowners' Association, Inc recorded as Instrument No. 20160801-0078835.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **809 Arbor Trace Circle, Nashville, TN 37207**.

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 23rd day of July, 2025.

CAM Properties, LLC, a Tennessee Limited Liability Company

By: Charles Talbott
Charles Talbott, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John W. Bishop of the state and county mentioned, personally appeared Charles Talbott, Chief Manager of CAM Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Manager of CAM Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Charles Talbott, Chief Manager of CAM Properties, LLC as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief Manager.

Witness my hand and seal, at office in Nashville, TN, this 23rd day of July, 2025.

Notary Signature

Printed Name:

My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Tammy Carney,** 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 this the 23 day of July, 2025.

Affiant Signature

Date 72325

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

