Karen Johnson Davidson County
Batch# 1341624 DEEDWARR
11/03/2025 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20251103-0087415

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $379,900.00

Breighel Buggs
Affiant

Subscribed and sworn to before me, this 31 day of October 2025.

Notary Public
My commission expires: 7-3-28

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Breighel Buggs	New Owner	**041030A10300CO**
1277 Goodmorning Dr		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brandon Davis, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Breighel Buggs, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 41, Final Plat, Section Two (2), Vantage Pointe (formerly North Forty), as shown on plat of record in Instrument No. 20060406-0040015, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brandon Davis, by Warranty Deed from Jeffrey Dale Ridner, unmarried, dated August 21, 2020, of record in Instrument No. 20200825-0096222, in the Register's Office for Davidson County, Tennessee. Melissa Connally Davis enters into the execution of this instrument to convey any and all marital interest she has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 1277 Goodmorning Dr, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Brandon Davis Date: October 30, 2025

Melissa Connally Davis Date: October 30, 2025

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

Personally appeared before me, a Notary Public of said County and State, Brandon Davis and Melissa Connally Davis, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of OCTOBER, 2025.

NOTARY PUBLIC

My Commission Expires: January 23, 2029

SHANNA S GRAHAM
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
January 23, 2029

Certificate of Authenticity

I, Holly A Mason, 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 31 day of October, 2025.

Affiant Signature

10/31/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 day of October, 2025

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026