WARRANTY DEED

Karen Johnson Davidson County
Batch# 1397811 DEEDWARR
03/26/2026 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260326-0024242

File #26-TL-0801-C

(SEAL)

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$525,000.00**.

B. Cooley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF March, 2026.

Carolyn Curdo
Notary Public
MY COMMISSION EXPIRES: 11/14/2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Bryan Martin and Perla Salazar-Rangel	Legacy Home Loans LLC ~~NEW OWNER~~	
(NAME)	(NAME)	
801 Arbor Trace Circle	2 Cadillac Dr	060 00 0A 032.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Brentwood TN 37027	
(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

BRYAN MARTIN AND PERLA SALAZAR-RANGEL, HUSBAND AND WIFE,

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. 32 of MAGNOLIA EAST, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing for Magnolia East, a Horizontal Property Regime, of record 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, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part 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 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WM. PHILLIPS ESTATE, as recorded in Plat Book 57, Page 21.
* 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: **801 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 26th day of March, 2026.

CAM Properties LLC, a Tennessee Limited Liability Company

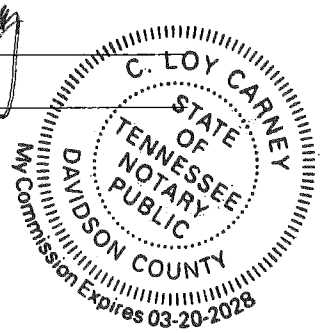
By: _____
Charles M. Talbott, Chief Manager

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me personally appeared **CHARLES M. 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(n) **LIMITED LIABILITY COMPANY**, and that such **CHARLES M. 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 this **26th** day of **March, 2026**.

_____
Notary Signature
My commission expires: _____



True Copy Certification

I, Yvette Meldrum, 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 March 26, 2026.

Affiant Signature YM

March 26, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26th of March 2026.

Carolyn Curdo
Notary's Signature

MY COMMISSION EXPIRES: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY