Karen Johnson Davidson County
Batch# 1405780 DEEDQC
04/15/2026 10:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260415-0030714

Prepared by and Return to:
Law Office of Jami K. Averwater
836 N. Thompson Lane, Suite 2B
Murfreesboro, TN 37129

NICHOLAS S HOWELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/18/2027
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and Sworn before me this 14th day of April, 2026.

Notary Public
My commission expires: 9/18/27

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Andrew Buford 1214 Habersham Way Franklin, TN 37067	New Owner	147 08 0 192.00; 060 03 0 017.00; 060 13 0 200.00; 091 11 2C 002.00; 069 04 0 002.00; 043 02 0 064.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency of which are hereby irrevocably acknowledged, **Jessica Buford,** hereinafter the "Grantor," by these presents, does hereby quitclaim and convey unto **Andrew Buford a/k/a Andrew J. Buford,** the "Grantee," all of Grantor's right, title and interest, in and to the following described real estate in Davidson County, Tennessee, to-wit:

Tract 1
Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Section 4, Beverly Heights of record in Plat Book 5200, Page 263, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Buford, by Warranty Deed from Trey Cain Trustee of 4325 Hopewood Drive Trust, of record as Instrument No. 20161018-0110175, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4325 Hopewood Drive, Nashville, TN 37211.

Tract 2
Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Addition to Section 3 Parkwood Estates, as of record in Plat Book 4300, Page 76, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Buford, unmarried, by Warranty Deed from Joe E. Dixon Sr., Trustee of the Joe E. Dixon, Sr. Living Trust dated May 8, 2001, of record as Instrument No. 20160127-0007632, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3124 Brickdale Lane, Nashville, TN 37207.

Tract 3
Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Matthews Square of record in Plat Book 6250, Page 337, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew J. Buford, a single man, by Warranty Deed from Pearline Gilpin, unmarried, of record as Instrument No. 20161024-0112058, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2675 Old Matthews Road, Nashville, TN 37207.

Tract 4
Land in Davidson County, Tennessee, being Unit No. 2 of Homes at Indiana and 49th, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Indiana and 49th, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200710-0075488, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at Indiana and 49th, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20200710-0075488, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Andrew J. Buford, married, by Warranty Deed from Potter Brothers Construction, LLC, a Tennessee limited liability company, of record as Instrument No. 20210916-0124710, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 805 49th Ave N, Nashville, TN 37209.

Tract 5
Land located in Davidson County, Tennessee, being Lot No. 23 on Block "DD" on the Revised Map of Fairview Subdivision, of record in Book 1130, Page 54, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Fairview Drive, which point is the common corner of Lots 23 and 24 on Block "DD" of said Subdivision, and running in a northerly direction to a distance of 246.5 feet to a dead line; thence in a easterly direction a distance of 100.27 feet to a point; thence in a southerly direction a distance of 253.9 feet to the northerly margin of Fairview Drive; and thence westerly a distance of 100 feet with the said northerly margin of Fairview Drive, to the beginning.

BEING the same property conveyed to James Walker by quitclaim deed from William Lyttleton Butler, Co-Trustee of the L.C. Anderson, Jr. Living Trust dated December 29, 2003 of record in Instrument No. 20181023-0104808, in the Register's Office for Davidson County, Tennessee.

FURTHER being all of the same property conveyed to Andrew Buford by Trustee's Deed from R. Houston Akin, as Trustee, of record in Instrument No. 20251104-0087873, Register's Office for said County.

This is improved property known as 3806 Fairview Drive, Nashville, TN 37218.

Tract 6
Being Lot No. 17 on the Plan of Fairview, Section Two, of record in Plat Book 3600, page 6, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Andrew J. Buford by Warranty Deed from Glenn I. Buffington and wife, Connie W. Buffington, also known as Glenn Buffington and Connie Buffington, of record as Instrument No. 20171218-0128630, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 616 & 618 May Drive, Madison, TN 37115.

This is a transfer between former spouses incident to divorce. Grantor makes this conveyance, in order to relinquish any spousal interest or marital interest she may have acquired in the above-referenced property. See Final Decree of Divorce, in the Chancery Court for Williamson County, TN at Franklin, Docket No. 25CV-55044V, entered on March 18, 2026.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; (f) all applicable government and zoning regulations; and (g) all other matters either recorded or by prescription that a complete title search may reveal.

Grantor, by execution of this Quitclaim Deed, and Grantee, by acceptance and/or filing of the same, acknowledge that: no title insurance is being provided in connection with this quitclaim transaction; this deed is prepared based on information provided by the parties; and the preparer of this instrument makes no representations or guarantees regarding the status of title.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed, effective as of the 14th day of April, 2026.

Jessica Buford
Jessica Buford

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a notary public of the state and county aforementioned, personally appeared **Jessica Buford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained as her free act and deed.

Witness my hand, at office, on this 14th day of April, 2026.

Notary Signature
My commission expires: 9/18/27

NICHOLAS S HOWELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/18/2027
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **04/14/2026** (date of document).

Jami K Averwater

Affiant Signature

04/14/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **14th** day of **April**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

