Karen Johnson Davidson County
Batch# 1428314 DEEDWARR
06/05/2026 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,605.80
20260605-0051012

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-39531-26

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-CS-26-1937

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,000.00.

Cameron Carroll
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of May 2026

NOTARY PUBLIC

My commission expires:

PAUL HARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cameron Carroll and Shandrana Carroll 1937 Belle Arbor Drive Nashville, TN 37207	~~Same address as new owner~~ FIRST COMMUNITY MORTGAGE 262 Robert Rose Drive Murfreesboro, TN 37129	050-02-0A-107-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THIRTY FOUR THOUSAND AND 00/100 Dollars ($434,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PERRIN BUFORD, UNMARRIED AND DEJA BUFORD, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CAMERON CARROLL AND SHANDRANA CARROLL, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 107 on the Plan of Final Plat, Belle Arbor PUD, Phase 4 (Formerly known as Victory Village PUD), of record in Instrument #20180503-0042421, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Deja Buford and Perrin Buford, wife and husband, from Deja Alim, nka Deja Buford, a married woman, by Quitclaim Deed dated October 20, 2023 and recorded October 23, 2023 in Instrument #20231023-0082741, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1937 Belle Arbor Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28th day of May, 2026

GRANTOR(S)

Perrin Buford

Perrin Buford

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, a Notary Public, Perrin Buford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28 day of May, 202

Notary Public

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Gabriel Robert Lutz

Printed Notary Name

My commission expires: 10/25/2027

Deja Buford

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Deja Buford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of May, 2026.

Notary Public

Helen Ponchillia
Printed Notary Name

My commission expires: September 28, 2026

HELEN T. PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 05/27/26 & 5/28/26.

Affiant Signature June 2, 2026

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 2nd day of June, 2026.

Dana Delworth