Karen Johnson Davidson County
Batch# 1434956 DEEDWARR
06/17/2026 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260617-0054736

WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 2026

Notary Public
MY COMMISSION EXPIRES:

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

File #26-TL-0807-C

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)
Jamall Reffegee	New Owner	
(NAME)	(NAME)	**060 00 0A 029.00**
807 Arbor Trace Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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

JAMALL REFFEGEE, AN UNMARRIED PERSON,

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. 29 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. 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" 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.
* 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 Nos. 20161013-0108361, 20200908-0102173, 20211101-0146117 and 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: 807 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 12th day of June, 2026.

CAM Properties, LLC, a Tennessee Limited Liability Company

By:_____
Charles M. Talbott, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, C. Loy Carney of the state and county mentioned, 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 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, at office in 6-12-26, this 12th day of June, 2026.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Certificate of Authenticity

I, Linzie Hahn, 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 6/12/26.

Date

L Hahn

Affiant Signature

6/12/26

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 12th day of June, 2026.

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028