RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd Suite 203
Franklin, Tennessee 37069
File No.: LTL-41168-26

Karen Johnson Davidson County
Batch# 1451638 DEEDWARR
07/27/2026 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,063.75
20260727-0067849

WARRANTY DEED

MELODY R. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2026

NOTARY PUBLIC

My commission expires: 10/21/2028

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
Huriel Villa 203 Townes Drive Nashville, TN 37211	Same address as new owner	162-06-0-158

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 Dollars ($287,500.00) 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, **KATHERINE W. BUFORD, A SINGLE WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HURIEL VILLA,** unmarried man, 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:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Fair Oaks, Section 2 of record in Plat Book 4460, Page 52 & 53, Registers Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Katherine W Buford, a single woman, by Warranty Deed from Kay L. Dye, a single woman, dated August 20,2024, and recorded September 2, 2004, in Instrument No. 20040902-0106376, in Davidson County 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 ___unimproved _X__ improved property, known as: 203 Townes Drive, Nashville, TN 37211

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 23rd day of July, 2026

GRANTOR(S)

Katherine W. Buford

Katherine W. Buford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and seal, this the 23rd day of July 2026

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 7-23-26 (date of document).

Affiant Signature

7-24-26
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 24th day of July, 2026.

Notary's Signature

My Commission Expires: 10/21/2028

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY