Karen Johnson Davidson County
Batch# 1466669 DEEDWARR
09/01/2026 02:50:30 PM 4 pgs
Fees: $23.00 Taxes: $466.20
20260901-0080850

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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

Y-BLUBRD-26-216

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bluebird Properties LLC	**Same as New Owner**	
(NAME) **9005 Overlook Blvd**	(NAME)	**018-16-0-121-00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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, **WILLIAM B. CARTER, JR., A MARRIED MAN, AND AND VICTOR A. CARTER, A MARRIED MAN, AND AND BELINDA A. CARTER-CAMERON, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLUEBIRD PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 tract or parcel in Davidson County, Tennessee, and being more particularly described as follows:

Situated on the west side of Cafe Street in Goodlettsville, Tennessee, beginning at Jesse Baker's NE corner and running West with said Baker's line 441 feet or to Jesse Baker's NE corner, thence North about 62 feet with grave yard line to Cain Thomas corner, thence East about 441 feet to said Cafe Street, thence South about 62 feet to the beginning.

Being the same property conveyed to William B. Carter and wife, Rebecca Carter by Warranty Deed from Christine Grimes, unmarried of record in Book 6907, Page 275, Register's Office for Davidson County, Tennessee, dated June 23, 1986 and recorded on July 3, 1986.

Rebecca Carter died on or about February 29, 2005, leaving property to William B. Carter as surviving tenant.

Being the same property conveyed to William B. Carter, Jr., a married man, Belinda A. Carter-Cameron, a married woman and Victor A. Carter, a married man, as joint tenants with rights of survivorship by Quitclaim Deed from William B. Carter, an unmarried man of record in Instrument No. 20230330-0023212 Register's Office for Davidson County, Tennessee, dated March 30, 2023 and recorded on March 30, 2023.

Subject Proeprty having never been said grantors primary or marital residence.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **216 Cafe Road, Goodlettsville, Tennessee 37072-1510**.

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 AUGUST, 2026.

William B. Carter, Jr.

Belinda A. Carter-Cameron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM B. CARTER, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BELINDA A. CARTER-CAMERON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

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

Witness my/our hand(s) this the 26th DAY OF AUGUST, 2026.

Victor Anthony Carter

Victor A. Carter

STATE OF New York

COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTOR A. CARTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Stephanie Woodall, 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 08/26/2026.

Date

Stephanie Woodall
Affiant Signature

08/26/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of August, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

