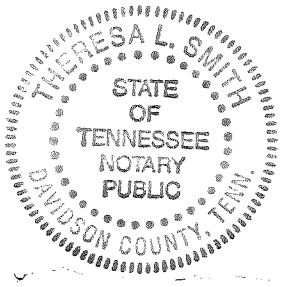
Karen Johnson Davidson County
Batch# 1478813 DEEDWARR
09/30/2026 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260930-0090175

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-12-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Keelie Shae Carter	Xpert Home Lending, Inc	142-06-0C-015.00
(NAME)	(NAME)	
815 Williamsburg W DR	100 Highpoint Park Way, Ste 202	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Braselton, GA 30517	
(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 considerations, the receipt of which is hereby acknowledged, I/we Brandi Cameron and Eric Cameron, wife and husband, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Keelie Shae Carter, a single woman, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a part of the Plan of Doral Country Condominiums, Section IV, as of record in Plat Book 5050, Page 61, Registers Office for said County, the part hereby described as follows:

Being Unit No. 74-A on said plan and described by the Master Deed establishing a Horizontal Property Regime with Respect to Doral Country Villa Condominiums, Section 1, as of record in Book 5011, Page 395, as amended in Book 5124, Page 767 and as made applicable to Section IV, in Book 5157, Page 252, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, co-owners and tenants of Doral Country Villa Condominiums, contained in the Master Deed and the By-Laws appended thereto recorded in Book 5011, Page 395, as amended in Book 5157, Page 252 and Book 5157, Page 254, Register's Office for Davidson County, Tennessee are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Brandi Cameron and Eric Cameron, wife and husband by Warranty Deed from Eunice M. Herbert, unmarried, dated 02/28/2014, of record in Instrument No. 201403130021063, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 815 Williamsburg W DR, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 3008689
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 28th day of September, 2026.

Brandi Cameron

Eric Cameron

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brandi Cameron and Eric Cameron, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of September, 2026.

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

CERTIFICATE OF AUTHENTICITY

I, Theresa L. Smith, do hereby make oath that I am a licensed attorney and/or 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 9/28, 2026.

Affiant
Date: 9-29 ,2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29 day of September, 2026.

Notary Public

My Commission Expires: 11/8/2028

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY