Karen Johnson Davidson County
Batch# 547932 DEEDWARR
01/06/2021 10:31:30 AM 4 pgs
Fees: $23.00 Taxes: $740.00
20210106-0002399

Name and Address of New Owner and
Send Tax Bills To:
Albransco LLC
817 Winchester Road
Lexington, KY 40505

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 07412015600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ronald D. Werner and Gina L. Werner, husband and wife**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Albransco LLC, a Kentucky Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 504 on the plan of Hermitage Hills, Section V, as of record in Book 3300, Page 1 and 2, Register's Office for said County, described as follows:

Said Lot No. 504 fronts 85 feet on the Easterly margin of Plantation Drive and runs back between lines, 130 feet on the Northerly line and 120 feet on the Southerly line to a broken line in the rear on which it measures 123.4 feet.

Being the same property conveyed to Ronald D. Werner and wife, Gina L. Werner by Deed dated November 30, 2007 from The Don Bass Family Partnership, L.P., recorded December 3, 2007, in Instrument Number 20071203-0139350, in the Official Records of Davidson County, Tennessee.

Being also known as 3809 Plantation Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 5th day of January, 2021.

Ronald D. Werner

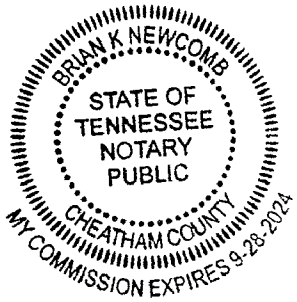
Gina L. Werner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of January, 2021, before me personally appeared Ronald D. Werner and Gina L. Werner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 5th day of January, 2021.

Notary Signature



AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 5th day of January, 2021.

Notary Public

BRIAN K NEWCOMB
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY
MY COMMISSION EXPIRES 9-28-2024

True Copy Certification

I, Steve Berneman do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021