**THIS INSTRUMENT PREPARED BY:**
National Title Services LLC
15 Century Blvd
Suite 307
Nashville, TN 37214

**Send Tax Bills To:** NEW OWNER
Martin Bryant & Casey Bryant
3908 Stilton Drive
Nashville, TN 37207

**Map & Parcel Nos.:**
041-15-0-024.00

Karen Johnson Davidson County
Batch# 753899 **DEEDWARR**
11/12/2021 11:48:07 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20211112-0150822

# WARRANTY DEED

**THIS INDENTURE**, made and entered into this **10th day of November, 2021**, by and between **Albransco LLC, a Kentucky limited liability company**, , party of the first part, and **Martin Bryant and Casey Jane Bryant, husband and wife,** party of the second part,

**WITNESSETH:** That for and in consideration of **FOUR HUNDRED SIXTY FIVE THOUSAND AND 00/100 DOLLARS ($465,000.00)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 398 on the Plan of Bellshire Estates, Section A, of record in Book 2331, page 116, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Albransco, LLC, a Kentucky limited liability company, from Rebuilt Realty, LLC, a Kentucky limited liability company, by Warranty Deed dated March 12, 2021 and recorded May 21, 2021 in Instrument #20210521-0069406, said Register's Office.**

**This is improved property known as 3908 Stilton Drive, Nashville, TN 37207**

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Wherever the word "party" as used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

**IN WITNESS WHEREOF,** party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

**Albransco LLC, a Kentucky limited liability company**

**By: Karen L. Trusty, Authorized Agent**

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me, a Notary Public in and for said State and County aforesaid, personally appeared Karen L. Trusty with whom I am personally acquainted and who, upon oath, acknowledged herself to be the Authorized Agent of **Albransco LLC, a Kentucky limited liability company** the within named bargainor, and that she as such Authorized Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by herself as such Authorized Agent.

WITNESS my hand and Official Seal at office this 10th day of November, 2021.

My commission expires: 2/28/23

Notary Public

GEORGE L MCCORMICK
Notary Public, State of Florida
Commission No. GG306172
Commission Expires 02/28/2023

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$465,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 12 day of November, 2021.

Lydia H Weaver

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

Property address:
**3908 Stilton Drive**
**Nashville, TN 37207**