Karen Johnson Davidson County
Batch# 761516 DEEDWARR
11/29/2021 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20211129-0156951

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2021

Notary Public

MY COMMISSION EXPIRES: 4/26/2025

(AFFIX SEAL)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No. BC-21-1646

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albransco LLC	Same As New Owner	
(NAME) 817 Wwinchester Road, Ste. 150	(NAME)	071-03-0-062.00
(ADDRESS) Lexington, KY 40505	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Deborah Rawls, Trustee of The Thomas Gustave Whitley and Clara Nadean Whitley Trust**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Albransco LLC, a Kentucky limited liability company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described property more particularly bounded and described as follows, to-wit:

Being Lot No. 8 on the Plat of John L. Gordon and Wife's Subdivision in the 12th Civil District of said County, of record in Book 843, Page 61 Register's Office for said County.

Said Lot No. 8 fronts 60 feet on the East side of Dickerson Pike and runs back between lines, 201.95 feet on the North line and 200 feet on the South line, to the East margin of Lot No. 9 of said Subdivision, measuring 50 feet thereon.

Less and Except: Portion of Property Conveyed in Instrument No. 20050413-0041062, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Thomas G. Whitley and wife, Clara N. Whitley, by Installment Deed from Paul G. AcKerman, Sr., and wife, Celeste L. AcKerman, of record in Book 4669, Page 359, Register's Office for Davidson County, Tennessee, dated January 02, 1973 and recorded on January 03, 1973.

Said Thomas G. Whitley became deceased on October 13, 2008, vesting Clara N. Whitley as surviving tenant.

Being the same property conveyed to The Thomas and Clara Whitley Revocable Living Trust dated February 06, 2006, Clara Nadean Whitley, Trustee by Quitclaim Deed from Clara N. Whitley of record in Instrument No. 20090108-0002051 Register's Office for Davidson County, Tennessee, dated December 29, 2008 and recorded on January 08, 2009. Clara Nadean Whitley having since died on April 23, 2019, thereby making Deborah Rawls Successor Trustee under the terms of the trust.

This is property more commonly known as 2525 Dickerson Pike, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 12th day of November, 2021.

The Thomas Gustave Whitley and Clara Nadean Whitley Trust

By: Deborah Rawls
Deborah Rawls, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2021, before me personally appeared Deborah Rawls, Successor Trustee of The Thomas Gustave Whitley and Clara Nadean Whitley Trust, 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, at office, this 12th day of November, 2021.

Leslie Garside
Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **November 12, 2021**.

Affiant Signature

11/12/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

__ **12th** day of **November**, 20 21.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON