Karen Johnson Davidson County
Batch# 830024 DEEDWARR
03/28/2022 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,171.90
20220328-0035673

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $587,000.00

Affiant

Subscribed and sworn to before me, this 17th day of March, 2022.

Notary Public
My commission expires:
7-22-25

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Byron Albert **Kimberly Albert**	New Owner	**180040A11800CO**
944 Century Oak Dr		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 944 Century Oak Dr Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Byron D. Albert and Kimberly Albert, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 39 on the Plan of Highland Creek, Section Two of record in Plat at Instrument No. 20030424-0055118, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Adams, Trustee of The 944 Century Oak Dr Trust, by Warranty Deed from Brandon Adams, Trustee of the Cuesta Family Trust, U/A/D June 24, 2021, dated January 13, 2022, of record in Instrument No. 20220128-0010420, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Pilar Cuesta, unmarried, by Warranty Deed from Classic Homes BOS, LP, dated December 28, 2005, of record in Instrument No. 20051229-0156209, Register's Office for Davidson County, Tennessee. Pilar Cuesta, unmarried, conveyed subject property to Pilar Cuesta, unmarried, and Nancy Benton, unmarried, with rights of survivorship, by Quitclaim Deed dated March 14, 2008, of record in Instrument No. 20080417-0038933, Register's Office for Davidson County, Tennessee. Nancy Benton, unmarried, conveyed her interest in subject property to Pilar Cuesta, unmarried, by Quitclaim Deed dated August 6, 2010, of record in Instrument No. 20100811-0063291, Register's Office for Davidson County, Tennessee. Pilar Cuesta, unmarried, conveyed subject property to Brandon Adams, Trustee of the Cuesta Family Trust, U/A/D June 24, 2021, by Quitclaim Deed dated June 24, 2021, of record in Instrument No. 20210625-0086521, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 944 Century Oak Dr, Nashville, TN 37211.

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 in 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.

_____ Date: 3-17-22
The 944 Century Oak Dr Trust by Brandon Adams It's Trustee

_____ Date: _____

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 944 Century Oak Dr Trust and that he is authorized by The 944 Century Oak Dr Trust to execute this instrument on its behalf.

Witness my hand, at office, this 17 day of March, 2022.

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 7-22-25

Certificate of Authenticity

I, Mark B. Leedom, 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 3/17/22.

Date

Affiant Signature

3/17/22

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 17th day of March, 20 22.

Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY