39B

Karen Johnson Davidson County
Batch# 844254 DEEDWARR
04/22/2022 12:19:37 PM 2 pgs
Fees: $13.00 Taxes: $2,959.63

20220422-0046852

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-1594

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of April, 2022

Notary Public

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 8, 2022

Commission Expires: 7/8/22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Zachary E. Gale and Roza A. Gale 1230 Lillian Street Nashville, TN 37206	NEW OWNER	083-13-0-144.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Byron Albert and Kimberly M. Albert, husband and wife, as tenants by the entirety

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zachary Ethan Gale and Roza A. Gale, 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 the Easterly 41 feet of Lot No. 118 on the Plan of East Edgefield as shown by plat of record in Plat Book 21, Page 147, (117 in prior deed) in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description Said part of Lot 118 Fronts 41 feet on the south side of Lillian Avenue and runs back between Parallel lines 170 feet to the northerly line of an alley

Being the same property conveyed to Byron Albert and Kimberly M. Albert, husband and wife, as Tenants by the Entirety, by Warranty Deed from Tennessee Regional Holding LLC of record in Instrument No. 201205110041003 Register's Office for Davidson County, Tennessee, dated May 4, 2012 and recorded on May 11, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1230 Lillian Street, Nashville, TN 37206

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 so 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.

Dated this the 19th day of April, 2022.

Byron D. Albert

Kimberly M. Albert

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
HP

On this 19th day of April, 2022, before me personally appeared Byron D Albert and Kimberly M. Albert, 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 19th day of April, 2022.

Notary Signature
My commission expires:

