RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-7295-2022

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 844858 DEEDWARR
04/25/2022 11:28:54 AM 2 pgs
Fees: $13.00 Taxes: $2,821.25

20220425-0047251

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $762,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of April, 2022.

NOTARY PUBLIC

My commission expires: MARCH 06, 2024

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jacob M. Wilson and Amy R. Wilson 908B Maynor Avenue Nashville, TN, 37216	Same address as new owner	072061F00200CO

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED SIXTY TWO THOUSAND FIVE HUNDRED AND 00/100 Dollars ($762,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANDREW PAUL ALBERT AND EMILY BARNETT ALBERT**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JACOB M. WILSON AND AMY R. WILSON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 908B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 908 Maynor Avenue Residences, with Private Elements of record as Instrument No. 20160328-0028371 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Paul Albert and Emily Barnett Albert, husband and wife from Andrew Albert, by Quitclaim Deed dated 12/28/2020 and recorded 01/07/2021 in Instrument No. 20210107-0003390, Register's Office of said County.

Being the same property conveyed to Andrew Albert from MBO11 Holdings, a Tennessee General Partnership, by Warranty Deed dated 08/25/2017 and recorded 08/31/2017 in Instrument No. 20170831-0089650, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ___ improved property, known as: 908B Maynor Avenue, Nashville, TN 37216

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 22nd day of April, 2022

GRANTOR(S)

Andrew Paul Albert

Emily Albert

Emily Barnett Albert

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Andrew Paul Albert and Emily Barnett Albert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of Apr., 2022.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY