Karen Johnson Davidson County
Batch# 925112 DEEDWARR
10/04/2022 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20221004-0109508

Name and Address of New Owner:
John Anderson
2603 Woodyhill Drive
Nashville, TN 37207

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
National Title Services, LLC
15 Century Boulevard, Suite 307
Nashville, TN 37214
TN-22-3283

Map & Parcel No: 071-04-0-049.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Albransco, LLC, a Kentucky Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John Anderson, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 308 on the Final Plan of Joywood Heights, Section II of record in Plat Book 1130, Page 92, 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 Albransco, LLC, a Kentucky Limited Liability Company by Quitclaim deed from TABBS Holdings, LLC, a Kentucky Limited Liability Company of record in Instrument No. 20190503-0041706 Register's Office for Davidson County, Tennessee, dated May 03, 2019 and recorded on May 03, 2019.

Property commonly known as: 2603 Woodyhill Drive, Nashville, TN 37207

This conveyance is subject to the following: 1) Property taxes for the year 2022, a lien not yet due and payable. Said taxes have been prorated between the parties as od the date of this instrument, with the Grantee paying their prorated share to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of October, 2022.

Albransco, LLC, a Kentucky Limited Liability Company

By: _____, MEMBER (SEAL)
Albert Young, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Becky A Mead of the state and county mentioned, personally appeared Albert Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Albransco, LLC, the within named bargainor, a Limited Liability Company, and that such Albert Young as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, this 3rd day of October, 2022.

BECKY A. MEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Becky A Mead
Notary Signature
My commission expires: 04/19/2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tammy Carney
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of October, 2022.

Notary Signature
My commission expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Diane March,** 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 this the 3rd day of October, 2022.

Affiant Signature
Date 10/03/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3rd day of October, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON