Karen Johnson Davidson County
Batch# 935499 DEEDWARR
10/31/2022 08:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,372.70
20221031-0117069

Name and Address of New Owner:
Justin P. Maffia and Lindsay Maffia
904 Sir Francis Avenue
Capitola, CA 95010

Send Tax Bills To:
Justin P. Maffia and Lindsay Maffia
904 Sir Francis Avenue
Capitola, CA 95010

This Instrument Prepared By:
National Title Services, LLC
15 Century Boulevard, Suite 307
Nashville, TN 37214
TN-22-3321

Map & Parcel No: 074-12-0-156.00

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 **Justin P. Maffia and Lindsay Maffia, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 504 on the Plan of Section Five, Hermitage Hills of record in Plat Book 3300, Pages 1 and 2 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 504 fronts 85 feet on the Easterly margin of Plantation Drive and runs back between lines, 130 feet on the Northerly line and 120 feet on the Southerly line to a broken line in the rear on which it measures 123.4 feet.

Being the same property conveyed to Albransco, LLC, a Kentucky Limited Liability Company by Warranty Deed from Ronald D. Werner and Gina L. Werner, husband and wife of record in Instrument No. 20210106-0002399 Register's Office for Davidson County, Tennessee, dated January 05, 2021 and recorded on January 05, 2021.

Property commonly known as: 3809 Plantation Drive, Nashville, TN 37076

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 Grantees, and the Grantees' 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 28th day of October, 2022.

ALBRANSCO, LLC, a Kentucky Limited Liability Company

By: _____(SEAL)
Brandon Devlin, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Becky A Mead of the state and county mentioned, personally appeared Brandon Devlin, 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 Brandon Devlin 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 28th day of October, 2022.

Becky A Mead
Notary Signature

My commission expires: 04/19/2025

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

AFFIDAVIT OF VALUE

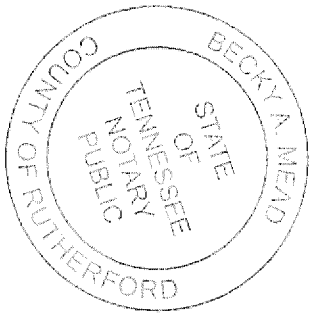
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $371,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of October, 2022.

Notary Signature
My commission expires: 04/19/2025



Tennessee Certification of Electronic Document

I, Becky A Mead, 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 October 28, 2022 (date of document).

Becky A Mead
Affiant Signature

October 28, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28th day of October, 2022

Rebekkah Woolridge
Notary's Signature

MY COMMISSION EXPIRES: 12/21/2024

NOTARY'S SEAL

REBEKKAH WOOLRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY