Name and Address of New Owner:
Tatiana Vasenko and Glieb Vasenko
200 Hines Street
Cowan, TN 37318

Send Tax Bills To:
Tatiana Vasenko and Glieb Vasenko
200 Hines Street
Cowan, TN 37318

Karen Johnson Davidson County
Batch# 939055 DEEDWARR
11/08/2022 10:47:27 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20221108-0119893

This Instrument Prepared By:
National Title Services, LLC
15 Century Boulevard, Suite 307
Nashville, TN 37214
TN-22-3281

Map & Parcel No: 148-13-0-076.00

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 **Tatiana Vasenko, an unmarried woman, and Glieb Vasenko, an unmarried man, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 298 on the Plan of Fairlane Park, Section III of record in Plat Book 2331, Pages 145 and 146, 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 Warranty Deed from Marie P. Ratterman, an unmarried woman of record in Instrument No. 20190205-0010981, Register's Office for Davidson County, Tennessee, dated February 05, 2019 and recorded on February 05, 2019.

Property commonly known as: 344 Fairlane Drive, Nashville, TN 37211

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 28 day of ~~November~~ 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 28 day of ~~November~~ 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 $345,000.00, 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~~ Franklin

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

Notary Signature
My commission expires: 10/24/23

THERESA L. GREEN
STATE OF TENNESSEE
NOTARY PUBLIC
FRANKLIN COUNTY