This instrument was prepared by:
FOREMAN WATSON LAND TITLE
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-22-0302

Karen Johnson Davidson County
Batch# 939721 DEEDWARR
11/09/2022 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,062.75
20221109-0120257

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $557,500.00

Sworn to and subscribed before me this 7th day of November, 2022.

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

Affiant

Notary Public
My Commission Expires:

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Richard B. Albert, et al 19528 Shadow Ridge Way Porter Ranch CA 91326	New Owner	092-06-0-152.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richard D. Hester, an unmarried man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Richard B. Albert and Stephanie Albert, Trustees of The Albert Family Trust dated July 8, 2022, with an undivided 50% interest, and Michael D. Wylie and Vanessa Wylie, Trustees of The Llama Living Trust dated June 14, 2019, with an undivided 50% interest,** hereinafter called the Grantees, their successors and/or assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 and 12, Block 15 on the Plan of Map of Fisk University Place, of record in Plat Book 421, Pages 4 and 5, 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 R. Douglas Hester by Quitclaim deed from MVP Investors, LLC of record in Instrument No. 20070411-0043358 Register's Office for Davidson County, Tennessee, dated April 4, 2007 and recorded on April 11, 2007.

Being the same property conveyed to MVP Investors, LLC by Quitclaim deed from R. Douglas Hester of record in Instrument No. 20070411-0043360 Register's Office for Davidson County, Tennessee, dated April 9, 2007 and recorded on April 11, 2007.

Being the same property conveyed to Ray W. Hester by Quitclaim deed from MVP Investors, LLC of record in Instrument No. 20080611-0060035 Register's Office for Davidson County, Tennessee, dated June 3, 2008 and recorded on June 11, 2008.

Being the same property conveyed to Richard D. Hester, unmarried by Quitclaim deed from Ray W. Hester, a married man of record in Instrument No. 20121228-0119859 Register's Office for Davidson County, Tennessee, dated December 27, 2012 and recorded on December 28, 2012.

This is unimproved property known as **934 31st Avenue North, Nashville, TN 37209.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by __X__Grantor ____ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 4 day of November, 2022.

Richard D. Hester

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Richard D. Hester, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of November, 2022.

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023

Notary Public
My Commission Expires:

Certificate of Authenticity

I, Tonya Loftin, 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 **November 4, 2022**.

Date

Tonya Loftin
Affiant Signature

November 9, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of November, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)