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

Karen Johnson
Batch # 1085093
12/22/2023 11:17:23 AM
Fees: $13.00 Taxes: $2,123.80

Davidson County
DEEDWARR
2 pgs

20231222-0098821

WARRANTY DEED

STATE OF CALIFORNIA
COUNTY OF ORANGE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $574,000.00.

Affiant

BAYON J. WATTS JR
Notary Public - California
Orange County
Commission # 2451712
My Comm. Expires Jul 21, 2027

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: JULY 21 2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alan Albert and Geri Svihus-Albert	NEW OWNER	Parcel ID: 034 07 0A 155.00 and
(NAME)	(NAME)	
1933 Nancy Beth Ln.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Steven Gensmer, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alan Albert and Geri Svihus-Albert, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 9, as shown on the map entitled Final Subdivision Plat of Harbor Village Phase III, of record as Instrument No. 20050331-0034862, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tarrah Lennert, a single person by Warranty Deed from Lee Golden DBA Chris Provencher Construction dated December 10, 2015 and recorded on December 14, 2015 in Instrument No. 20151214-0125115, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Steven Gensmer, a single man by Warranty Deed from Tarrah Lennert, unmarried dated June 10, 2022 and recorded on June 21, 2022 in Instrument No. 20220621-0070399, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1933 Nancy Beth Ln., Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19th day of DeC, 2023

Steven Gensmer

STATE OF CALIFORNIA

COUNTY OF ORANGE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Steven Gensmer, a single man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of December, 2023.

Notary Public

My Commission Expires: July 21 2027

(SEAL)

BAYON J. WATTS JR
Notary Public - California
Orange County
Commission # 2451712
My Comm. Expires Jul 21, 2027