Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Name and Address of New Owner:
Jeff Landmann and Claire Anne Margaret Bennett
337 Valeria Street
Nashville TN 37210
Send Tax Bills To:
Jeff Landmann and Claire Anne Margaret Bennett
Same as New owner

Karen Johnson Davidson County
Batch# 1089322 DEEDWARR
01/08/2024 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240108-0001496

This Instrument Prepared By:
National Title Services, LLC
15 Century Boulevard, Suite 307
Nashville, TN 37214
TN-23-3550

Map & Parcel No: 119 01 0 425.00

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 **Jeff Landmann and Claire Anne Margaret Bennett, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of W. G. Thuss Addition of record in Plat Book 332, Page 67, 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 Rebuilt Realty, LLC, a Kentucky Limited Liability Company, of record in Instrument No. 20211118-0153786, in the Register's Office of Davidson County, Tennessee, dated November 15, 2021 and recorded on November 18, 2021.

Property commonly known as: 337 Valeria Street, Nashville, TN 37210

This conveyance is subject to the following: 1) Property taxes for the year 2024, a lien not yet due and payable. Said taxes have been prorated between the parties as of 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 4th day of January, 2024.

Albransco, LLC, a Kentucky Limited Liability Company

By: _____ (SEAL)
Linda Hoberg, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mitchell Thompson of the state and county mentioned, personally appeared Linda Hoberg, Authorized Agent of Albransco, LLC, 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 Authorized Agent of Albransco, LLC, the within named bargainor, a Limited Liability Company, and that such Linda Hoberg, Authorized Agent of Albransco, LLC as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, this 4th day of January, 2024.

MITCHELL THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

_____
Notary Signature
My commission expires: 7/9/24

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 $385,000.00, 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 4th day of January, 2024.

Notary Signature
My commission expires:

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Certificate of Authenticity

I, _____, 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 1-4-24.

Date

Affiant Signature

1-4-24

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of January, 2024

Notary's Signature

My Commission Expires: 07/06/2026
Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026