Name and Address of New Owner:
Kaitlin Elizabeth Cordero and Cleto Cordero
2425 Brittany Drive
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1103360 DEEDWARR
02/21/2024 03:15:30 PM 4 pgs
Fees: $23.00 Taxes: $2,072.00
20240221-0011996

Send Tax Bills To:
Wesley Mortgage, LLC
9009 Carothers Pkwy, Suite A-3
Franklin, TN 37067

This Instrument Prepared By:
National Title Services, LLC
15 Century Blvd, Suite 307
Nashville, TN 37214
TN-24-3583

Map & Parcel No: 083-12-0-044.00

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 KY Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kaitlin Elizabeth Cordero and Cleto Cordero, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 147, Eastland Acres, Section 2 of record in Plat Book 3842, Page 208, 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 Elizabeth M. Felton, a widow of record in Instrument No. 20200929-0112072 Register's Office for Davidson County, Tennessee, dated September 28, 2020 and recorded on September 29, 2020.

Property most commonly known as: 2425 Brittany Drive, Nashville, TN 37206

This being investment property only, having never been the personal residence of grantor at any time. Grantor warrants that he/she never lived in the subject property as a married person and that subject property is not subject to any homestead, dower, or other martial

rights or interest as contemplated by T.C.A. CODE 26-2-301, A.B. AND D, or other similar statue therein.

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 Grantor paying their prorated share to the Grantee 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 20th day of February, 2024.

Albransco LLC, a Limited ~~Liability~~ Company

By: _____

Linda Hoberg, Authorized Signer

202402210011996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

LINDA HOBERG, AUTHORIZED SIGNER
LL MT

Witness my hand and seal, at office in Davidson Co., this 20th day of February, 2024.

Notary Signature

Printed Name: Mitchell Thompson

My commission expires: 7/9/24

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

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 $560,000.00, 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

Sworn to and subscribed before me this 20th day of February, 2024.

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

Notary Signature
My commission expires: 7/9/24

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 20th day of February, 2024.

Robert L. Scruggs, Affiant — Date 2-24-2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 20th day of February, 2024

Notary's Signature

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

My Commission Expires 9-8-2025