Karen Johnson Davidson County
Batch# 1105740 DEEDWARR
02/28/2024 02:58:30 PM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20240228-0013727

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

THIS INSTRUMENT WAS PREPARED BY

Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2024020014

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
ALBS LLC, A TENNESSEE LIMITED LIABILITY COMPANY	ALBS LLC, A TENNESSEE LIMITED LIABILITY COMPANY	
(NAME)	(NAME)	
1882 15TH AVE N	1882 15TH AVE N	Map-Par. 092-07-0-043.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 Dollars ($285,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ALFREDA GANT, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALBS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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 No. 10 and the westerly one-half of Lot No. 11, as shown on the map entitled Ashcraft's Subdivision, Part of Lot No. 14 of the Harding Lytle Tract, of record in Book 57, page 162 (erroneously referred to in prior deeds as page 62), Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 10 and part of Lot No. 11 front together 37 1/2 feet on the southerly side of Hermosa Street and run back between parallel lines 159.9 feet to an alley.

Being the same property conveyed to JOHN H. GANT AND WIFE, EMMA C. GANT, by deed from SAM GARFINKLE AND WIFE, EVA R. GARFINKLE, of record in Book 3428, page 600, dated September 27, 1960, said Register's Office.

EMMA C. GANT died on or about June 24, 1962, leaving JOHN H. GANT as surviving tenant by the entirety. JOHN H. GANT died intestate on or about July 13, 1983 leaving JOHN H. GANT JR., R. L. GANT, J. HERBERT GANT AKA JOHN HERBERT GANT, ORA LEE GANT, LEVI GANT, AND SHIRLEY GANT as his only heirs at law.

SHIRLEY GANT died intestate on or about January 8, 1979, leaving EDWARD L. GANT, JANICE HUDSON, BOBBY GAINES, JR. AND BOBBIE JEAN WAGNER as her only heirs-at-law. For further reference see Affidavit of Heirship of record as Instrument No. 20070409-0041706, and as Instrument No. 20141017-0096143, said Register's Office.

LEVI GANT died intestate on or about February 1, 1989, leaving ARLINDA GANT, LORETTA WILKINS, YOLANDA GANT, ANTONIO GANT, RODERICK GANT AND LEVI GANT, JR. as his only heirs-at-law. For further reference see Affidavit of Heirship of record as Instrument No. 20141017-0096145, said Register's Office.

ORA LEE GANT died intestate on or about April 29, 2003, leaving MELVIN GANT, ALFREDA GANT, TERESA HAILEY AND JOHNNY GANT as her only heirs-at-law. For further reference see Affidavit of Heirship of record as Instrument No. 20141017-0096144, said Register's Office.

JOHN H. GANT, JR. died intestate on or about May 3, 2004, leaving GREGORY GANT AND CHENETA LASHA GANT as his only heirs-at-law. For further reference see Affidavits of Heirship of record as Instrument Nos. 20060228-0023202, and 20060228-0023203, said Register's Office.

MELVIN GANT died intestate on or about October 16, 2004, leaving MELVIN GANT, JR. as his only heir-at-law. For further reference see Order of record in Docket No. 17-1057-II, in the Chancery Court for the State of Tennessee, Twentieth Judicial District, Davidson County.

TERESA HAILEY aka TERESA GANT HAILEY died intestate on or about October 28, 2021, leaving HOBERT HAILEY as her only Heir-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 20220602-0063897, and as Instrument No. _____, said Register's Office.

CHENETA LASHA GANT conveyed her interest in said property to GREGORY ANTHONY GANT, by Quitclaim Deed of record as Instrument No. 20060329-0035479, dated March 29, 2006, and re-recorded as Instrument No. 20060619-0072956, said Register's Office. GREGORY A. GANT further conveyed his interest in said property to EDWARD GANT, by Quitclaim Deed of record as Instrument No. 20080922-0096115, dated September 18, 2008, said Register's Office.

EDWARD GANT died intestate on or about July 16, 2011, Pursuant to the Order of record in Docket No. 17-1057-II, in the Chancery Court for the State of Tennessee, Twentieth Judicial District, Davidson County, TIFFANY GANT NEELY has been declared the only Heir-at-Law of EDWARD GANT.

BOBBIE JEAN WAGGONER, BOBBY GAINES, JR., AND JANICE HUDSON conveyed their interest in said property to TIFFANY GANT NEELY, by Quitclaim Deed of record as Instrument No. 20110808-0060786, dated August 5, 2011, said Register's Office.

ARLINDA GANT conveyed her interest in said property to TIFFANY GANT, by Quitclaim Deed of record as Instrument No. 20141017-0096146, dated October 15, 2014, said Register's Office.

LORETTA WILKINS conveyed her interest in said property to TIFFANY GANT, by Quitclaim Deed of record as Instrument No. 20141017-0096147, dated October 15, 2014, said Register's Office.

ANTONIO GANT conveyed his interest in said property to TIFFANY GANT, by Quitclaim Deed of record as Instrument No. 20141017-0096148, dated October 15, 2014, said Register's Office.

RODERICK L. GANT conveyed his interest in said property to TIFFANY GANT, by Quitclaim Deed of record as Instrument No. 20141017-0096149, dated October 15, 2014, said Register's Office.

LEVI GANT, JR. conveyed his interest in said property to TIFFANY GANT, by Quitclaim Deed of record as Instrument No. 20141031-0100568, dated October 30, 2014, said Register's Office.

YOLANDA GANT conveyed her interest in said property to TIFFANY GANT, by Quitclaim Deed of record as Instrument No. 20141031-0100569, dated October 30, 2014, said Register's Office.

J. HERBERT GANT AKA JOHN HERBERT GANT, R. L. GANT, ALFREDA GANT, JOHNNY GANT, MELVIN GANT, JR. AND TIFFANY NEELY AKA TIFFANY GANT NEELY, conveyed their interest in said property to ALFREDA GANT, by deed of record as Instrument No. 20220512-0054778, dated March 7, 2022, said Register's Office.

HOBERT HAILEY conveyed his interest in said property to ALFREDA GANT, by deed of record as Instrument No. 20220602-0063898, dated June 2, 2022, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 1903 Hermosa Street, Nashville, TN 37208

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Executed by my hand this 26 Day of February 2024.

Alfreda Gant

STATE OF Tennessee
COUNTY OF Davidson

I, Andre Johnson a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Alfreda Gant personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th Day of February, 2024.

Notary Public

My Commission Expires: 05-05-2025

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 2/26/24.

Name: **Jennifer Cole**
Title: **Authorized Agent**

Date 2/28/24

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on this 28th day of Feb, **2024**

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

