Name and Address of New Owner:
Joshalynn Johnson, Clarence Bender & Lakelia Johnson
3805 Woodward Drive
Nashville, TN 37207

Send Tax Bills To:
Joshalynn Johnson, Clarence Bender & Lakelia Johnson
3805 Woodward Drive
Nashville, TN 37207

This Instrument Prepared By:
National Title Services, LLC
15 Century Blvd, Suite 307
Nashville, TN 37214
TN-24-3719

Map & Parcel No: 070-13-0-027.00

Karen Johnson Davidson County
Batch# 1144462 DEEDWARR
06/07/2024 08:37:30 AM 5 pgs
Fees: $28.00 Taxes: $1,180.30
20240607-0042679

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 **Joshalynn Johnson and Clarence Bender, tenants in common with right of surviorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Described property located in the 13th Civil District, Davidson County, Tennessee, to wit:

Being known as Lot No. 9 of part of Lots 9 and 10 on the Plan of Resha Heights of record in Book 1424, Page 110, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 of part of Lots 9 and 10 fronts 60 feet on the Northerly margin of Resha Lane and extends back between lines, 281.4 feet on the easterly line and 244.7 feet on the westerly line to an alley at the rear measuring 62 feet thereon.

Being the same property conveyed to Albransco, LLC, a Kentucky limited liability company by Warranty Deed from Michelle Monique Mathews and Tim Mathews, wife and husband of record in Instrument No. 20160115-0004426 Register's Office for Davidson County, Tennessee, dated January 11, 2016 and recorded on January 15, 2016.

Property most commonly known as: 3210 Resha Lane, Nashville, TN 37218

Property most commonly known as: 3210 Resha Lane, Nashville, TN 37218

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 31st day of May, 2024.

Albransco, LLC, a Kentucky Limited Liability Company

By: Brandon Devlin (SEAL)

Brandon Devlin, Member

Document Ref: GBF5S-OXSAK-WZBK9-LV2C9

202406070042679

STATE OF TENNESSEE
COUNTY OF DAVIDSON

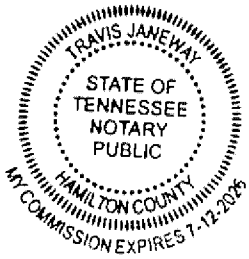
Before me, Travis Janeway of the state and county mentioned, personally appeared Brandon Devlin, Member of Albransco, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Albransco, LLC, the within 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.

Witness my hand and seal, at office in _____, this 31st day of May, 2024.

_____
Notary Signature

Printed Name:_____

My commission expires:_____



My Commission Expires
July 12, 2026

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 $319,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

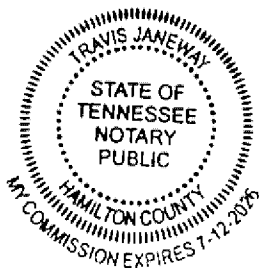
Braudon Devlin

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31st day of May, 2024.

Notary Signature
My commission expires:



My Commission Expires:
July 12, 2026

Document Ref: GBF5S-OXSAK-WZBK9-LV2C9

202406070042679

Certificate of Authenticity

I, Martin P. Rink, 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 5/31/2024.

Date

Affiant Signature

5/31/2024
Date

State of Ohio
County of Hamilton

Sworn to and subscribed before me this 31 day of May, 2024.

Notary's Signature

My Commission Expires: 10/27/2026
Date

Notary's Seal (if on paper)

NOTARY PUBLIC STATE OF OHIO

TERA A CRANERT
Notary Public
State of Ohio
My Comm. Expires
October 27, 2026