Karen Johnson Davidson County
Batch# 1150925 DEEDWARR
06/26/2024 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20240626-0047652

Name and Address of New Owner:
Edwin Ortiz
1800 Elizabeth Road
Nashville, TN 37218

Send Tax Bills To:
Guaranteed Rate
PO Box 105178
Atlanta, GA 30348-5178

This Instrument Prepared By:
National Title Services, LLC
15 Century Blvd, Suite 307
Nashville, TN 37214
TN-24-3752

Map & Parcel No: 069-16-0-110.00

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 **Edwin Ortiz, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being the Northeasterly part of Lot No. 16 on the Map of Ashton's Subdivision of the L. M. Lewis Farm, of record in Plat Book 421, Page 19, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Southeasterly margin of Elizabeth Avenue at the corner of Lot Nos. 16 and 24; thence with the line between said two lots Southeastwardly 107 feet to the Northwesterly corner of Lot No. 17; thence with the line between Lot Nos. 16 and 17, Southwestwardly 60 feet; thence Northwestwardly 107 feet, more or less, to a point in the Southeasterly margin of Elizabeth Avenue, being 120 feet Northeast of the Northeasterly margin of Old Hydes Ferry Pike; thence with the Southeasterly margin of Elizabeth Avenue, Northeastwardly 80 feet to the beginning.

Being the same property conveyed to Albransco, LLC by Warranty Deed from Cathlyn K. Samuel n/k/a Cathlyn K. Smith and Marvin Antonio Smith, wife and husband, of record in Instrument No. 20180530-0051430, Register's Office for Davidson County, Tennessee, dated May 24, 2018 and recorded on May 30, 2018.

Property most commonly known as: 1800 Elizabeth Road, 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 Grantee, and the Grantee's 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 21st day of June, 2024.

Albransco, LLC, a Limited Liability Company

By: Linda Hoberg Authorized Agent SEAL

Linda Hoberg, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Susie J Ingram, Notary Public 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, at office in Nashville, this 21st day of June, 2024.

Susie J Ingram
Notary Signature

Printed Name: Susie J Ingram

My commission expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

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 $260,000.00, 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 21st day of June, 2024.

Notary Signature
My commission expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Certificate of Authenticity

I, Addl Dilworth, 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 June 21, 2024.

Affiant Signature Date: June 21, 2024

State of TENNESSEE
County of Davidson

Sworn to and subscribed before me this 21 day of June, 20 24.

Notary's Signature

My Commission Expires: 5-9-2026
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026