Karen Johnson Davidson County
Batch# 1158365 DEEDWARR
07/15/2024 03:26:30 PM 5 pgs
Fees: $28.00 Taxes: $941.65
20240715-0053170

Name and Address of New Owner:
Nelmy Calderon
3020 Chelsea Way
Antioch TN 37013
Send Tax Bills To:
~~Nelmy Calderon~~
New Owner

This Instrument Prepared By:
National Title Services, LLC
15 Century Blvd, Suite 307
Nashville, TN 37214
TN-24-3837

Map & Parcel No: 150-03-0-322.00

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 **Nelmy Calderon,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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. 89-B on the Plan of Chelsea of Priest Lake, Zone Lot Division of Lot 83,84,89,90,94 and 101 Section 2B of record in Plat Book 6250, Page 499 and amended in Book 6250, Page 766, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Rebuilt Realty, LLC, a Kentucky Limited Liability Company by Warranty Deed from Christopher C Joseph and Kelly Joseph, husband and wife of record in Instrument No. 20210105-0002077 Register's Office for Davidson County, Tennessee, dated December 30, 2020 and recorded on January 5, 2021.

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. 20210112-0005244 Register's Office

for Davidson County, Tennessee, dated January 11, 2021 and recorded on January 12, 2021.

Property most commonly known as: 3020 Chelsea Way, Nashville, TN 37013

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 12th day of July, 2024.

Albransco LLC, a Kentucky Limited Liability Company

By: _____ (SEAL)
Linda Hoberg, Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Nashville, this 12th day of July, 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 $254,500.00, 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 12th day of July, 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

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 7/12/24 (date of document).

Affiant Signature

6/28/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

