WARRANTY DEED

Karen Johnson
Batch # 1165702
08/02/2024 10:39:54 AM
Fees: $13.00 Taxes: $3,570.50

Davidson County
DEEDWARR
2 pgs

20240802-0058794

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $965,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANNA K. WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 9, 2027

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert Dr, LLC	NEW OWNER	
(NAME)	(NAME)	
109 International Drive, #101		118 13 0 153.00
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **AUBREY B. HARWELL JR., TRUSTEE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALBERT DR, LLC**, 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. 29 on the Plan of LIPSCOMB HEIGHTS, as of record in Plat Book 2083, Page 61, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Aubrey B. Harwell, Jr., unmarried by Warranty Deed from Dorothy L. Bingham, unmarried of record in Instrument No. 20010716-0074941 in the Register's Office of Davidson County, Tennessee, Dated July 10, 2001 and recorded on July 16, 2001.

Being the same property conveyed to Aubrey B. Harwell, Jr., Trustee by Quitclaim Deed from Aubrey B. Harwell, Jr., of record in Instrument No. 20010821-0090131 in the Register's Office of Davidson County, Tennessee, Dated August 20, 2001 and recorded on August 21, 2001.

Stephen C. Sexton herein signed as Attorney in fact for Aubrey B. Harwell, Jr. as Trustee and individually. Said Power of Attorney is of record Instrument No. 20240723-0055195 in the Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3916 Albert Dr., Nashville, TN 37215
(House Number) (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.

Witness my hand this 31st day of July, 2024

BY: Aubrey B. Harwell Jr Trustee individually by Stephen C Sexton Atty in fact

AUBREY B. HARWELL, JR. TRUSTEE AND INDIVIDUALLY
BY: STEPHEN C. SEXTON, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen C. Section, to me known to be the person who executed the foregoing instrument on behalf of Aubrey B. Harwell, Jr., as Trustee and Individually and acknowledged that he executed the same as the free act and deed of Aubrey B. Harwell, Jr., as Trustee and Individually.

Witness my hand and official seal this 31 day of July, 2024.

Commission expires: 10/4/27

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public