Name and Address of New Owner:
Pedro Antonio Ramos Primero
1404 Brannon Dr.
Madison, TN 37115
Send Tax Bills To:
Pedro Antonio Ramos Primero
1404 Brannon Dr.
Madison, TN 37115
This Instrument Prepared By:
National Title Services, LLC
15 Century Blvd, Suite 307
Nashville, TN 37214
TN-24-3829

Karen Johnson Davidson County
Batch# 1166960 DEEDWARR
08/06/2024 12:04:30 PM 5 pgs
Fees: $28.00 Taxes: $1,350.50
20240806-0059842

Map & Parcel No: 042-12-0-081.00

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 **Pedro Antonio Ramos Primero,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Woodrose Subdivision of record in Plat Book 5800, Page 216, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Albransco, LLC, a Kentucky Limited liability company by Warranty Deed from Travis Dillard of record in Instrument No. 20191010-0104139 Register's Office for Davidson County, Tennessee, dated October 08, 2019 and recorded on October 10, 2019.

Property most commonly known as: 411 Williams Avenue, Nashville, TN 37115

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 26th day of July, 2024.

Albransco LLC, a KY Limited Liability Company

By: _____ (SEAL)
Linda Hoberg, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, MARK GROLL of the state and county mentioned, personally appeared Linda Hoberg, authorized signnatory 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 SIGNATORY of Albransco LLC, the within named bargainor, a Limited Liability Company, and that such Linda Hoberg of Albransco LLC as such AUTHORIZED SIGNATORY, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as ALBRANSCO LLC.

Witness my hand and seal, at office in DAVIDSON, this 26th day of July, 2024.

Notary Signature

Printed Name: MARK GROLL

My commission expires: 3/9/27

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $364,999.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Linda Hoberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of July, 2024.

Notary Signature
My commission expires: 3/9/27

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 July 24 2024.

Affiant Signature

8/2/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of August 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026