Name and Address of New Owner:
Rodolfo Romero Consuelo and Vicenta Teran Delgado
3504 New Windsor Court
Nashville, TN 37013

Send Tax Bills To:
Rodolfo Romero Consuelo and Vicenta Teran Delgado
3504 New Windsor Court
Nashville, TN 37013

Karen Johnson Davidson County
Batch# 1173641 DEEDWARR
08/26/2024 08:32:30 AM 5 pgs
Fees: $28.00 Taxes: $921.30
20240826-0065147

This Instrument Prepared By:
National Title Services, LLC
15 Century Blvd, Suite 307
Nashville, TN 37214
TN-24-3848

Map & Parcel No: 150-03-0-171

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 **Rodolfo Romero Consuelo and Vicenta Teran Delgado, husband and wife,** "the Grantees ," the following described real estate in Davidson County, Tennessee:

Land in Davidson County Tennessee, being Lot No. 46B on the Plan of Zone Lot Division of Lots 43 thru 47, Chelsea of Priest Lake, Section OneB, as of record in Plat Book 6250, Page 8 amended in Plat
Book 6250, Page 264, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Albransco, LLC, a Kentucky Limited Liability Company, from Rebuilt Realty, LLC, a Kentucky Limited Liability Company, by Quitclaim Deed dated 01/11/2021 and recorded 01/12/2021 in Instrument No. 202101120005242, Register's Office of said County.

Being the same property conveyed to Rebuilt Realty, LLC, a Kentucky Limited Liability Company by Warranty Deed from Joseph Services, LLC, a limited Liability Company dated December 30, 2020 and recorded January 6, 2021 as Instrument No. 20210106¬0002460, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 3504 New Windsor Ct, Antioch, TN 370131055

Property most commonly known as: 3504 New Windsor Court, 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 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 18th day of July, 2024.

Albransco LLC, a Limited Liability Company

By: Linda Hoberg (SEAL)

Linda Hoberg, Authorized Signer

Authorized Agent

STATE OF FLORIDA
COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 18th day of July, 2024 by Linda Hoberg, Authorized Signer of Albransco LLC, a KY Limited Liability Company, on behalf of the Limited Liability Company.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known:_____
OR Produced Identification: ✓

Type of Identification Produced: TN DL

JAMIE MORGAN ROGERS
Notary Public - State of Florida
Commission # HH 319109
My Comm. Expires Oct 7, 2026
Bonded through National Notary Assn.

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 $249,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

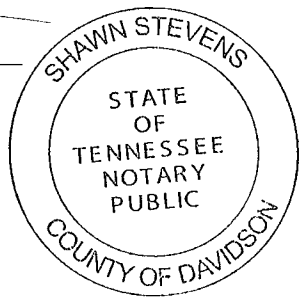
Summer Barton

Affiant

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me by means of (X) physical presence or ( ) online notarization this 18th day of July, 2024, by Summer Barton

Signature of Notary Public
Print, Type/Stamp Name of Notary
Commission Exp: 11-06-24



Tennessee Certification of Electronic Document

I, Summer Bartm 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 7-18-24 (date of document).

Summer Bartm
Affiant Signature

8.23.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 of August, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON