Name and Address of New Owner:
Chrisp Companies, LLC
3218 Bradfield Drive
Nolensville, TN 37135
Send Tax Bills To:
Chrisp Companies, LLC
3218 Bradfield Drive
Nolensville, TN 37135
This Instrument Prepared By:
National Title Services, LLC
15 Century Blvd, Suite 307
Nashville, TN 37214
TN-24-3914

Karen Johnson Davidson County
Batch# 1195707 DEEDWARR
10/18/2024 01:20:30 PM 4 pgs
Fees: $23.00 Taxes: $666.00
20241018-0081160

Map & Parcel No: 071-12-0-324

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 **Chrisp Companies, LLC, a Tennessee Limited Liability Company,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot 36, on the Plan of Joywood Subdivision, of record in Book 974, Page 45, Register's Office for Davidson County; Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Albransco, LLC, a Kentucky limited liability company by Warranty Deed from James C. Slemp and Doris L. Shockley, as Trustees of the James C. Slemp and Doris L. Shockley 2010 Revocable Trust, dated 05/18/2016, of record in Instrument No. 20160524-0052179, Register's Office for Davidson County, Tennessee

Property most commonly known as: 1526 Jones Avenue, Nashville, TN 37207

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 Grantee paying their prorated share to the Grantor 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 17th day of October, 2024.

Albransco LLC, a Kentucky Limited Liability Company

By: _____ (SEAL)
Linda Hoberg, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Davidson County, this 17th day of October, 2024.

Tanya Stafford
Notary Signature

Printed Name: Tanya Stafford

My commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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 $180,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Linda Hoberg
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of October, 2024.

Tanya Stafford
Notary Signature
My commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202410180081160

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 October 18, 2024.

Affiant

Date: October 18, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 18th day of October, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY