Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 17432

Karen Johnson
Batch # 1206946
11/20/2024 10 25 36 AM
Fees $18 00 Taxes $1,387 50

Davidson County
DEEDWARR
3 pgs

20241120-0090271

Name and Address of New Owner:
Mehmet Simsek
3007 Simmons Ave.
Nashville TN 37211
Send Tax Bills To:
All Western Mtg.
8345 W. Sunset Rd., #380
Las Vegas NV 89113
This Instrument Prepared By:
National Title Services, LLC
15 Century Blvd, Suite 307
Nashville, TN 37214
TN-24-3983

Map & Parcel No: 119-13-0-321

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 **Mehmet Simsek, a** Single **person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot no 6, Block "B" on the plan of Part One of Woodbine Courts, of record in Book 1130, Page 39, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Property most commonly known as: 3007 Simmons Avenue, Nashville, TN 37211

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 15th day of November, 2024.

Linda Hoberg (SEAL)
Linda Hoberg, authorized signer for ALBRANSCO, LLC, a Kentucky Limited Liability Company

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Karen R. Campbell, Notary Public of the state and county mentioned, personally appeared Linda Hoberg, authorized signer for 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 Linda Hoberg, authorized signer of ALBRANSCO, LLC, the within named bargainor, a Limited Liability Company, 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 Davidson county, this 15th day of November, 2024.

Karen R. Campbell
Notary Signature

Printed Name: Karen R. Campbell

My commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

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 $375,000.00, 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 15th day of November, 2024.

Notary Signature
My commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept 8, 2025