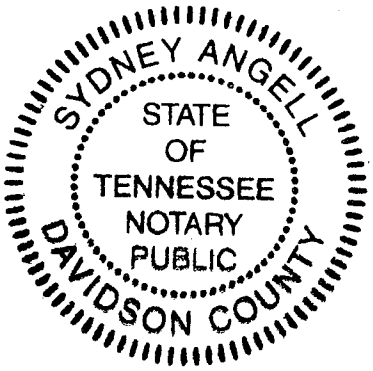


STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $720,000.00.

Madelyn Grace
Affiant

Subscribed and sworn to before me, this 13th day of December, 2024.

Notary Public

My commission expires: 3.20.28

Karen Johnson Davidson County
Batch# 1215997 DEEDWARR
12/13/2024 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20241213-0096937

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kristian Tannler Almberg and Emma Mills Almberg	New Owner	**171-03-0C-008.00-CO**
504 Danville Pointe		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Shannon W. King and Cindy W. Philipi, Trustee of the Revocable Trust Agreement of Martha H. Williams, dated February 21, 2024

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kristian Tannler Almberg and Emma Mills Almberg, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 245 on the Plan of Section 5C, Fredericksburg of record in Book 7900, page 509, amended in Book 9700, page 48, Register's Office for said County.
Said Lot No. 245 fronts 79.27 feet on the broken Easterly margin of Danville Point and extends back 130.22 feet on the Northerly line and 90.90 feet on the Southerly line to a broken line in the rear, measuring 87.06 feet thereon,
Being the same property conveyed to Martha H. Williams by Warranty Deed from Richard C. Holland and wife, Donna C. Holland of record in Instrument No. 20011016-0112787 Register's Office for Davidson County, Tennessee, dated June 19, 2001 and recorded on October 16, 2001.
Being the same property conveyed to Shannon W. King and Cindy W. Philipi, Trustee of the Revocable Trust Agreement of Martha H. Williams, dated February 21, 2024 by Quitclaim Deed from Martha H. Williams of record in Instrument No. 20240228-0013689 Register's Office for Davidson County, Tennessee, dated February 21, 2024 and recorded on February 28, 2024.

This is improved property known as **504 Danville Pointe, Brentwood, TN 37027.**

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of December, 2024.

Shannon W King, Trustee

Shannon W King, Trustee

Cindy W. Philipi, Trustee

Cindy W. Philipi, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Shannon W. King and Cindy W. Philipi, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are Co-Trustee of **Shannon W. King and Cindy W. Philipi, Trustee of the Revocable Trust Agreement of Martha H. Williams, dated February 21, 2024** and that as Trustee/Co-Trustees they are authorized by the Trust to execute the within instrument as its Co-Trustees and further acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ~~13th~~ 12th day of December, 2024.

Notary Public
My Commission Expires: 1-2-24

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Lenders Title Company File No. 24-001787-524

SP 11/2015

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12/13/24.

Affiant Signature

12/13/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY