Karen Johnson Davidson County
Batch# 1217716 DEEDWARR
12/18/2024 12:07:30 PM 5 pgs
Fees: $28.00 Taxes: $1,239.50
20241218-0098254

Name and Address of New Owner:
Madilyn Algren
1013 Jasperson Dr.
Nashville, TN 37115
Send Tax Bills To:
~~Madilyn Algren~~ United Wholesale Mortgage, LLC
585 South Boulevard East
Pontiac, MI 48341
This Instrument Prepared By:
National Title Services, LLC
15 Century Blvd, Suite 307
Nashville, TN 37214
TN-24-3939

Map & Parcel No: 052-07-0-085.00

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 Kentucky Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Madilyn Algren, a** Single **person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Madison Heights, Section II, Part IV of record in Plat Book 2133, Page 106, 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 by Warranty Deed from Carolyn Witherspoon and husband, Tyrone M. Witherspoon of record in Instrument No. 20180730-0074269, Register's Office for Davidson County, Tennessee, dated July 25, 2018 and recorded on July 30, 2018.

Property most commonly known as: 1013 Jasperson Drive, 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

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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 16th day of December, 2024.

ALBRANSCO, LLC, a Kentucky Limited Liability Company

By: Brandon Devlin (SEAL)
Brandon Devlin, member

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STATE OF Virginia
COUNTY OF Hanover

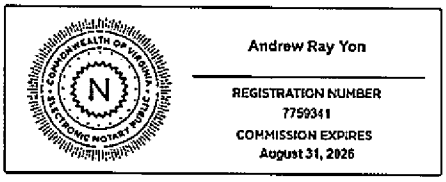
Before me, Andrew Ray Yon of the state and county mentioned, personally appeared Brandon Devlin of ALBRANSCO, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Owner of ALBRANSCO, LLC, the within named bargainor, a Limited Liability Company, and that such Brandon Devlin of ALBRANSCO, LLC as such Owner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Owner.

Witness my hand and seal, at office in Hanove, VA, this 16th day of December, 2024.

Notary Signature

Printed Name: Andrew Ray Yon

My commission expires: 08/31/2026



Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA

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AFFIDAVIT OF VALUE

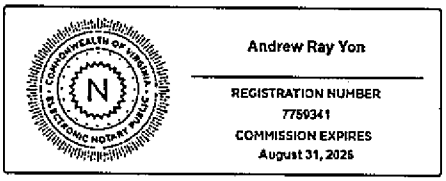
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $335,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brandon Devlin
Affiant

STATE OF Virginia
COUNTY OF Hanover

Sworn to and subscribed before me this 16th day of December, 2024. by Brandon Devlin.

Notary Signature
My commission expires: 08/31/2026



Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA

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Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 12/16/2024 (date of document).

Affiant Signature

12/18/2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 18 day of Dec., 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County