Name and Address of New Owner:
Vivan Jones and Seth Jones
531 Wesley Avenue
Nashville, TN 37207

Send Tax Bills To:
First Bank
722 Columbia Avenue
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 1268368 DEEDWARR
05/02/2025 03:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20250502-0034309

This Instrument Prepared By:
National Title Services, LLC
15 Century Blvd, Suite 307
Nashville, TN 37214
TN-24-3962

Map & Parcel No: 071-08-0-207.00

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 **Vivian Jones and Seth Jones, wife and husband** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Joywood Heights, Section One of record in Book 1130, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 60 feet on the northerly side of Wesley Avenue and runs back between parallel lines, 160 feet to a dead line.

Being the same property conveyed to Albransco, LLC, a Kentucky Limited Liability Company by Warranty Deed from Beverly J. Moss, unmarried of record in Instrument No. 20190911-0092145, Register's Office for Davidson County, Tennessee, dated September 10, 2019 and recorded on September 11, 2019.

Property most commonly known as: 531 Wesley 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 2025, 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 2nd day of May, 2025.

ALBRANSCO, LLC, a Kentucky Limited Liability Company

By:_____(SEAL)
Linda Hoberg, Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Brittany Yokley of the state and county mentioned, personally appeared Linda Hoberg, authorized signer 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 Signer of ALBRANSCO, LLC, the within named bargainor, a Limited Liability Company, and that such Linda Hoberg, authorized signer of ALBRANSCO, LLC as such authorized signer, 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 this 2nd day of May, 2025.

Notary Signature

Printed Name: Brittany Yokley

My commission expires: 11-08-2028

BRITTANY YOKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 $300,000.00, 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

Sworn to and subscribed before me this 2nd day of May, 2025.

Notary Signature
My commission expires:

BRITTANY YOKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Denise Woods,** 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 this the 2 day of May, 2025.

Denise Woods
Affiant Signature
Date 5-2-2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027