Karen Johnson Davidson County
Batch# 1269744 DEEDWARR
05/07/2025 08:39:30 AM 4 pgs
Fees: $23.00 Taxes: $2,064.60
20250507-0035557

Name and Address of New Owner:
Aaron Ellis and Tiffany Snow
313 Dry Creek Road
Goodlettsville, TN 37072

Send Tax Bills To:
Aaron Ellis and Tiffany Snow
313 Dry Creek Road
Goodlettsville, TN 37072

This Instrument Prepared By:
National Title Services, LLC
15 Century Blvd, Suite 307
Nashville, TN 37214
TN-25-4192

Map & Parcel No: 072 05 0 102.00

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 **Tiffany Snow, A Single Woman and Aaron Bergman Ellis, An Unmarried Man** , "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Part of Lot No. 53 on the Map of SUBDIVISION OF CASPER ZOPFI'S PLACE of record in Plat Book 332, Page 167, as revised and corrected in Plat Book 547, Page 22 in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the Northerly margin of Trinity Lane, as widened, 50 feet Easterly from the Northeast corner of said Trinity Lane, as widened, and Keeling Avenue, said point being in the Eastern boundary line of a part of Lot No. 53 conveyed to J. J. Barrow and wife, by deed from Sue Elizabeth Wheeler, Trustee, of record in Book 1284, Page 242, said Register's Office; thence with the Northerly margin of said Trinity Lane, as widened, Eastwardly 50 feet to a point; thence Northwardly 139 feet to a point in the Southern boundary line of Lot No. 7 on the Plan of Susie V. Demonbreun's Re-Subdivision of parts of Lots Nos. 51, 52 and 53 of the Casper Zopfi Place, not of record conveyed to Howard C. Grant and wife, by deed from Susie V. Demonbreun and husband, of record in Book 1578, Page 388, said Register's Office; thence with the Southern boundary line of said Lot No. 7, Westwardly 50 feet to the Northeast corner of said Barrow property; thence with the Eastern boundary line of said Barrow property, Southwardly 139 feet to the beginning.

Being the same property conveyed to Albransco, LLC, a Kentucky limited liability company, by Warranty Deed from Carrie Taylor, unmarried, of record in Instrument No. 20200317-0029627, in the Register's Office of Davidson County, Tennessee, dated March 16, 2020 and recorded on March 17, 2020. Also See Scrivener's Affidavit of record in Instrument No. 20211101-0146008.

Property most commonly known as: 1025 E Trinity Ln, Nashville, TN 37216

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 1st 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 an 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 in Nashville TN, this 1st 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 $558,000.00, 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 1st day of May, 2025.

Notary Signature
My commission expires:

BRITTANY YOKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 May 1, 2025

Affiant Signature

5/1/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 1 day of May, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY