Karen Johnson Davidson County
Batch# 1276255 DEEDWARR
05/22/2025 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $8,695.00
20250522-0040254

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-2-2026

File No. EM-25-9446

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2025

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albion Holdings Trust, dated February 13th, 2024.	Albion Holdings Trust, dated February 13th, 2024.	
(NAME) 929 Glendale Lane	(NAME) 2026 Fransworth Drive	132-09-0T-001.00-CO
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Gordon Michaelson and Isana Michaelson, Trustees of Gordon and Isana Michaelson Living Trust dated May 4th, 2007**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Albion Holdings Trust, dated February 13th, 2024.**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Units A of Homes at 929 & 931 Glendale Lane a horizontal property regime with private elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 929 & 931 Glendale Lane, a horizontal property regime with private elements, of record as Instrument No. 20200805-0086828, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 929 & 931 Glendale Lane, a horizontal property regime with private elements, contained in said declaration, the plat filed as Exhibit "B" to said declaration appearing in Instrument No. 20200805-0086828, and bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit

Being the same property conveyed to Gordon Michaelson and Isana Michaelson, husband and wife by Warranty Deed from White Pines Building Group, LLC of record in Instrument No. 20210714-0094534 Register's Office for Davidson County, Tennessee, dated June 30, 2021 and recorded on July 14, 2021.

Being the same property conveyed to Gordon and Isana Michaelson Living Trust by Quitclaim Deed from Gordon Michaelson and Isana Michaelson, husband and wife of record in Instrument No. 20230223-0012694 Register's Office for Davidson County, Tennessee, dated February 22, 2023 and recorded on February 23, 2023.

This is property more commonly known as 929 Glendale Lane, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness my/our hand this 16th day of May, 2025.

Gordon and Isana Michaelson Living Trust
dated May 4th, 2007

By: Gordon Michaelson Trustee, by Joshua Hunter Attorney in Fact
Gordon Michaelson, Trustee, by Joshua Hunter, his/her Attorney-In-Fact

By: Isana Michaelson Trustee, by Joshua Hunter Attorney in Fact
Isana Michaelson, Trustee, by Joshua Hunter, his/her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of May, 2025, before me personally appeared Joshua Hunter as power of attorney for Gordon Michaelson Trustee and Isana Michaelson Trustee, as Trustees of Gordon and Isana Michaelson Living Trust dated May 4th,2007 to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of May, 2025.

Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 16. 2025.

Affiant Signature

22nd day of May, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028