Karen Johnson Davidson County
Batch# 1294282 DEEDWARR
07/07/2025 10:41:30 AM 4 pgs
Fees: $23.00 Taxes: $906.13
20250707-0053148

Name and Address of New Owner:
Yovan Jose Alvarez Pirela
3571 Gondola Drive
Antioch, TN 37013
Send Tax Bills To: NOMS Home mtg.
~~Yovan Jose Alvarez Pirela~~
20225 water tower Blvd. #400
Brookfield, WI 53045
This Instrument Prepared By:
National Title Services, LLC
15 Century Blvd, Suite 307
Nashville, TN 37214
TN-25-4245

Map & Parcel No: 136 15 0 092.00

# 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 **Yovan Jose Alvarez Pirela, a married man** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 68B on the Plan of CHELSEA OF PRIEST LAKE SECTION ONE-B, of record in Plat Book 6250, Page 365, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Albransco, LLC, a Kentucky Limited Liability Company, by Quitclaim Deed from Rebuilt Realty, LLC, a Kentucky Limited Liability Company, of record in Instrument No. 20210112-0005231, in the Register's Office of Davidson County, Tennessee, dated January 11, 2021 and recorded on January 12, 2021.

Being the same property conveyed to Rebuilt Realty, LLC, a Kentucky Limited Liability Company, by Warranty Deed from Christopher Joseph, a married man, of record in Instrument No. 20210106-0002093, in the Register's Office of Davidson County, Tennessee, dated December 30, 2020 and recorded on January 06, 2021.

Property most commonly known as: 3571 Gondola Drive, Nashville, TN 37013

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 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 25th day of June, 2025.

ALBRANSCO, LLC, a Kentucky Limited Liability Company

By: _____ (SEAL)
Linda Hoberg, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Brittany Yokley of the state and county mentioned, personally appeared Linda Hoberg, Authorized Agent 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 Agent of ALBRANSCO, LLC, the within named bargainor, a Limited Liability Company, and that such Linda Hoberg, Authorized Agent of ALBRANSCO, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office. this 25th day of June, 2025.

Notary Signature

Printed Name: Brittany Yokley

My commission expires: 11-8-2028

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 $244,900.00, 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 DAVIDSON

Sworn to and subscribed before me this 25th day of June, 2025.

Notary Signature

My commission expires:

11-8-2028

BRITTANY YOKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**True Copy Certification**

I, Yvette Meldrum, 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 June 25, 2025.

Signature
June 25, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this June 25, 2025

Notary's Signature

My Commission Expires: 8.12.28

