WARRANTY DEED

Karen Johnson
Batch # 1342223
11/05/2025 11 15 31 AM
Fees $13 00 Taxes $222 00

Davidson County
DEEDWARR
2 pgs

20251105-0088189

#17837

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2025

Notary Public

MY COMMISSION EXPIRES 10/21/2028 (AFFIX SEAL)

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Modern Builders, LLC	New owner	172-08-0B-106 00
(NAME)	(NAME)	
~~3305 Cobble St~~ ←	4302 Arno Rd	
(ADDRESS)	(ADDRESS)	
~~Nashville TN 37211~~ ←	Franklin, TN, 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Aida Albow,married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Modern Builders, LLC,** hereinafter called the GRANTEES, 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 Lot No 66 on the Plan of Bridle Downs, Phase Two, as of record in Book 7900, Page 241, Register's office for Davidson County, Tennessee

Being the same property conveyed to Aisa Albow, by deed of record in Instrument NO 20210114-0006199, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest

unimproved ☒

This is improved ☐ property, known as 224 Walking Horse Hill, Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 hands this 31st day of October, 2025

Aida Albow

Aida Albow

State of Tennessee
County of Davidson

Personally appeared before me Aida Albow, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 31st day of October, 2025

Notary Public
My Commission Expires
10/21/2028
File No 17837

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY