ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1347438 DEEDWARR
11/18/2025 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $10,360.00
20251118-0091574

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/18/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Tyler Williams & Lindy Williams and Kathryn E. Gaw & Randy A. Gaw	New Owner	118 13 0 153.00
(NAME)	(NAME)	
3916 Albert Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Albert Dr, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Tyler Williams and Lindy Williams, husband and wife and Kathryn E. Gaw and Randy A. Gaw, wife and husband**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of LIPSCOMB HEIGHTS, as of record in Plat Book 2083, Page 61, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Albert Dr, LLC, by Warranty Deed from Aubrey B. Harwell, Jr., Trustee, of record in Instrument No. 20240802-0058794, in the Register's Office of Davidson County, Tennessee, Dated July 31, 2024 and recorded on August 02, 2024.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LIPSCOMB HEIGHTS, as recorded in Plat Book 2083, Page(s) 61.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2196, Page 106.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20250902-0070010.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4100, Page 99.
Agreement with respect to Encroachment of Carport as set forth in instrument recorded in Instrument No. 20020925-0117030.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 3916 Albert Drive, Nashville, TN 37204
(House No.) (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 successors 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.

Effective the 14th day of November, 2025.

Albert Dr, LLC

BY: _____
Chase Pasternak
ITS: authorized agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Chase Pasternak, with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized agent (or other officer authorized to execute the instrument) of Albert Dr, LLC, the within named bargainor, a Tennessee limited liability company, and that as such authorized agent, executed the foregoing instrument for the purposees therein contained, by signing the name of the limited liability company by himself as an authorized agent.

Witness my hand and seal, at office, this 14th day of November, 2025.

_____
Notary Public
My Commission Expires: 4/12/27

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Tennessee Title Services
7000 Executive Center Dr. Suite 290
Brentwood TN 37027

202511180091574

Certificate of Authenticity

I, Joshua A. Terry, 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 11/14/2025.

Affiant Signature – Joshua A. Terry

11/17/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/17/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27