Name and Address of New Owner:
Evan McCulty
2525 Dickerson Pike
Nashville, TN 37207

Send Tax Bills To:
Evan McCulty
2525 Dickerson Pike
Nashville, TN 37207

This Instrument Prepared By:
National Title Services, LLC
15 Century Blvd, Suite 307
Nashville, TN 37214
TN-25-4401
Map & Parcel No: 071 03 0 062.00

Karen Johnson Davidson County
Batch# 1359967 DEEDWARR
12/19/2025 09:47:30 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20251219-0100885

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 **Evan McCulty, a married person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 8 on the plat of JOHN L. GORDON AND WIFE'S SUBDIVISION in the 12th Civil District of said County, of record in Book 843, Page 61 Register's Office for said county.

Said Lot No. 8 fronts 60 feet on the East side of Dickerson Pike and runs back between lines, 201.95 feet on the North line and 200 feet on the South line, to the East margin of Lot No. 9 of said subdivision, measuring 50 feet thereon.

Included in the foregoing description, but expressly excluded therefrom, is property conveyed to Metropolitan Government of Nashville & Davidson County, by Deed of record in Instrument No. 200504130041062, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Albransco LLC, a Kentucky limited liability company, by Deed from Deborah Rawls, Trustee of The Thomas Gustave Whitley and Clara Nadean Whitley Trust, of record in Instrument No. 202111290156951, in the Register's Office of Davidson County, Tennessee.

Property most commonly known as: 2525 Dickerson Pike, Nashville, TN 37207

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 Grantee paying their prorated share to the Grantor 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 17th day of December, 2025.

Albransco LLC, a Kentucky Limited Liability Company

By: _____ (SEAL)
Linda Hoberg, Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tanya Stafford, Notary Public 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 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, this 17th day of December, 2025.

Tanya Stafford
Notary Signature

Printed Name: Tanya Stafford

My commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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 $450,000.00, 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 17th day of December, 2025.

Tanya Stafford
Notary Signature
My commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 12-17-25.

Affiant Signature

12-17-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 17 day of December, 2025.

Notary Signature

My Commission Expires: 5-9-26

