Karen Johnson Davidson County
Batch# 1443102 DEEDWARR
07/07/2026 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20260707-0061315

WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF June, 2026

Notary Public

MY COMMISSION EXPIRES: 11-5-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phat Albert, LLC, a Tennessee limited liability company	NEW OWNER	
(NAME)	(NAME)	
4014 General Bate Drive		118 13 0 152.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **AUBREY B. HARWELL JR., TRUSTEE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHAT ALBERT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 30 on the Map of LIPSCOMB HEIGHTS, as of record in Plat Book 2083, Page 61, Register's Office for said County.

Said Lot No. 30 fronts 120 feet on the Easterly side of Albert Drive and extends back between lines 146.8 feet on the Northerly line and 230.1 feet on the Southerly line, to a dead line, measuring 140 feet thereon.

Being the same property conveyed to Aubrey B. Harwell, Jr., Trustee, [of the Land Trust Agreement, dated March 15, 2017] by Warranty Deed from William A. Griswold Sr., Lori Menikheim, and John Lee Griswold, Co-Trustees of The William A. Griswold Sr. Revocable Trust, created March 4, 2016, of record in Instrument No. 20170317-0026194, in the Register's Office of Davidson County, Tennessee, dated March 16, 2017 and recorded on March 17, 2017.

Stephen C. Sexton herein signed as Attorney in fact for Aubrey B. Harwell, Jr. as Trustee and individually. Said Power of Attorney is of record Instrument No. 20260625-0057451 **in the Registers office for Davidson County, Tennessee.**

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

MO2026-576

unimproved
This is improved x property, known as 3918 Albert Drive, Nashville, TN 37204
(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 hand this 25th day of June, 2026

AUBREY B. HARWELL, JR, TRUSTEE AND INDIVIDUALLY

Aubrey B. Harwell Jr. Trustee & individually by Stephen C. Sexton, atty in fact

BY: STEPHEN C. SEXTON, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen C. Sexton, to me known to be the person who executed the foregoing instrument on behalf of Aubrey B. Harwell, Jr., as Trustee and Individually and acknowledged that he executed the same as the free act and deed of Aubrey B. Harwell, Jr., as Trustee and Individually.

Witness my hand and official seal this 25th day of June, 2026.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

MO2026-576

202607070061315

True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on June 25, 2026.

Tracey Perry
Signature

Date: 6-29-2026

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 29 day of June, 2026

Notary Public

My commission Expires: _____

SEAL

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028