Karen Johnson Davidson County
Batch# 1450604 DEEDWARR
07/22/2026 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20260722-0066521

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2026.

Notary Public
MY COMMISSION EXPIRES: 9/13/2028
File No. G26-26231

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brian C. Albamont and Sarah Albamont (NAME) 812 Fonnic DR. (STREET ADDRESS) Nashville, TN 37207 (CITY) (STATE) (ZIP)	(NAME) New Owners (STREET ADDRESS) (CITY) (STATE) (ZIP)	42-1-31

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Rachel Perdue Huber, Trustee of The Irrevocable Trust of Dolores G. Perdue dated December 16, 2024**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian C. Albamont a married person Sarah Albamont, his wife**, 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. 34 on the Plan of Ozark Hills, as of record in Book 3700, page 20, and corrected in Book 3959, page 626, Register's Office for said County.

Said Lot No. 34 fronts 136.00 feet on the easterly side of Fonnic Drive, and extends back 348.65 feet on the northerly line and 307.80 feet on the southerly line, to a line in the rear on which it measures 124.38 feet.

Being the same property conveyed to Rachel Perdue Huber, Trustee of The Irrevocable Trust of Dolores G. Perdue dated December 16, 2024 by Quitclaim Deed dated December 16, 2024 from Dolores G. Perdue, wife, recorded January 13, 2025, in Instrument Number 20250113-0002349, in the Official Records of Davidson County, Tennessee.

See also previous Deeds of record in Instrument No. 20240814-0062226 and Record Book 9830, page 358, Register's Office for said county.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 812 Fonnic Drive, Nashville, TN 37207.

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. Whenever 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 hand(s) this 20th day of July, 2026.

The Irrevocable Trust of Dolores G. Perdue dated December 16, 2024

By: _____
Rachel Perdue Huber, Trustee

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Rachel Perdue Huber, Trustee of The Irrevocable Trust of Dolores G. Perdue dated December 16, 2024, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of July, 2026.

_____
12/20/29

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 7/20/2024.

Affiant Signature – Joshua A. Terry

7/21/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/21/2026.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON