Karen Johnson Davidson County
Batch# 419629 DEEDWARR
06/19/2020 07:07:30 AM 8 pgs
Fees: $43.00 Taxes: $555.00
20200619-0064861

Name and Address of New Owner and
Send Tax Bills To:
Rebuilt Realty LLC
817 Winchester Road
Lexington, KY 40505

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 147-14-0-146

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, **JohnCunningham, and William Cunningham, and Julie Cunningham Thomas, All Individually and as Heirs of The Estate of Riley E. Cunningham**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Rebuilt Realty LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 422 on the Plan of Candlestick Farms, Section IV, as of record in Book 3600, page 71, Register's Office for Davidson County. Tennessee, described as follows:

Beginning at a point in the westerly margin of Brewer Drive, said point being the common front corners of Lot Nos. 422 and 423; thence in a southwesterly direction a distance of 167.0 feet to a point; thence in an easterly direction a distance of 176.8 feet to a point in the westerly margin of Hill Creek Drive, said point being the common front corners of Lot Nos. 422 and 421; thence in a northerly direction along the westerly margin of Hill Creek Drive a distance of 69.6 feet to a point which is the beginning of an arc; thence in a northwesterly direction along said arc, a distance of 35.6 feet to a point in the westerly margin of Brewer Drive; thence in a northwesterly direction along said margin of Brewer Drive a distance of 81.9 feet to the point of beginning.

Being the same property conveyed to Riley E. Cunningham and Doris A. Cunnigham, a married couple by Deed dated February 20, 1989 from Thomas H. McIver and wife, Jean C. McIver, recorded February 22, 1989, in Book 7776, Page 878, in the Register's Office for Davidson County, Tennessee.

Doris A. Cunningham having passed away December 21, 2018 and Riley E. Cunningham having passed away June 1, 2019.

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 12 day of June, 2020.

The Estate of Riley E. Cunningham

By: _____
John Cunningham, Heir

_____
John Cunningham, Individually

By: _____
William Cunningham, Heir

_____
William Cunningham, Individually

By: _____
Julie Cunningham Thomas, Heir

_____
Julie Cunningham Thomas, Individually

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The Estate of Riley E. Cunningham

By: _____
John Cunningham, Heir

By: _____
William Cunningham, Heir

By: _____
Julie Cunningham Thomas, Heir

_____
John Cunningham, Individually

_____
William Cunningham, Individually

_____
Julie Cunningham Thomas, Individually

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The Estate of Riley E. Cunningham

By: _____
John Cunningham, Heir

_____
John Cunningham, Individually

By: _____
William Cunningham, Heir

_____
William Cunningham, Individually

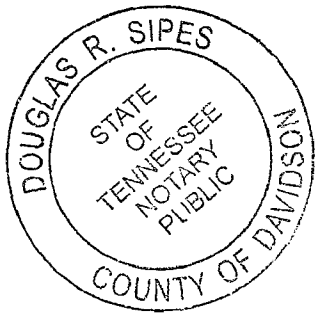
By: _____
Julie Cunningham Thomas, Heir

_____
Julie Cunningham Thomas, Individually

STATE OF Tennessee
COUNTY OF _____

On this 12 day of June, 2020, before me personally appeared John Cunningham, Individually and as Heir of The Estate of Riley E. Cunningham, to me known to be the person described in and who executed the foregoing instrument, and acknowledged he executed the same as his free act and deed.

Witness my hand this 12 day of June, 2020.



Notary Signature
My commission expires: Douglas R. Sipes Commission Expires 03-08-2021

STATE OF _____
COUNTY OF _____

On this _____ day of June, 2020, before me personally appeared William Cunningham, Individually and as Heir of The Estate of Riley E. Cunningham, to me known to be the person described in and who executed the foregoing instrument, and acknowledged he executed the same as his free act and deed.

Witness my hand this _____ day of June, 2020.

_____
Notary Signature
My commission expires:

STATE OF _____
COUNTY OF _____

On this _____ day of June, 2020, before me personally appeared John Cunningham, Individually and as Heir of The Estate of Riley E. Cunningham, to me known to be the person described in and who executed the foregoing instrument, and acknowledged he executed the same as his free act and deed.

Witness my hand this _____ day of June, 2020.

_____
Notary Signature
My commission expires:

STATE OF Tennessee
COUNTY OF Davidson

On this 12 day of June, 2020, before me personally appeared William Cunningham, Individually and as Heir of The Estate of Riley E. Cunningham, to me known to be the person described in and who executed the foregoing instrument, and acknowledged he executed the same as his free act and deed.

Witness my hand this 12 day of June, 2020.

_____
Notary Signature
My commission expires:

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

STATE OF Tennessee
COUNTY OF Shelby

On this 12 day of June, 2020, before me personally appeared Julie Cunningham Thomas, Individually and as Heir of The Estate of Riley E. Cunningham, to me known to be the person described in and who executed the foregoing instrument, and acknowledged he executed the same as her free act and deed.

Witness my hand this 12th day of June, 2020.

Notary Signature
My commission expires: August 22, 2021

AMY STEWART-BANBURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Shelby

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 $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 12 day of June, 2020.

AMY STEWART-BANBURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

Notary Public
My commission expires: August 22, 2021

True Copy Certification

I, Steve Berneman do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Sondra Mounger a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021