Name and Address of New Owner and
Send Tax Bills To:
Rebuilt Realty LLC
817 Winchester Road, Suite 130
Lexington, KY 40505

Karen Johnson Davidson County
Batch# 425718 DEEDWARR
06/25/2020 09:06:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20200625-0068606

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

Map & Parcel No: 092-02-0-342

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, **Sherne-Marie Shaloam McMillan, a married woman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rebuilt Realty LLC, a Kentucky Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

TRACT 1:

LAND in Davidson County, Tennessee, being the westerly 25 feet of Lot No. 5 and the easterly 25 feet of Lot No. 6 on the Plan of the Bransford Realty Company's Subdivision of Lots Nos. 31 to 40 inclusive and other lots in Mrs. E. S. Clark's subdivision of lots Nos. 39 and 40 and part of 38 in Boyd McNairy Subdivision, as of record in Book No. 421, Page 90, Register's Office for Davidson County, Tennessee.

Said westerly part of lots No. 5 and the easterly part of lot No. 6 fronts together 50 feet on the northerly side of Heffeman Street, now Meharry Boulevard, and runs back between parallel lines 179 feet, more. or less, to an alley.

TRACT II:

LAND in Davidson County, Tennessee, being Lot No. 4 and the Easterly 10 feet of Lot No. 5 on the plan of Bransford Realty Company's Subdivision of Lots Nos. 31 to 40 inclusive and other lots in Mrs. E. S. Clark's subdivision of lots Nos. 39 and 40 and part of 38 in Boyd McNairy Subdivision, as of record in Book No. 421, Page 90, Register's Office for Davidson County, Tennessee.

Said Lots No. 4 and the easterly part of Lot No. 5 front together 50 feet on the northerly side of Heffernan Street, now Meharry Boulevard, and run back between parallel lines 179 feet, more or less, to an alley.

INCLUDED in the above described property but EXPRESSLY EXCLUDED THEREFROM is the following property conveyed to the State of Tennessee for the use and benefit of the Department of Highways by deed from R.D. Gordon and- wife, Nannie E. Gordon of record in Book 4104, page 111, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lots No. 4 and the easterly 10 feet of Lot No. 5 on the plan of the Bransford Realty Company's Subdivision of Lots Nos. 31 to 40 inclusive and other lots in Mrs. E5. Clark's Subdivision of Lots 39 and 40 and part of 38 in Boyd McNairy Subdivision, as of record in Book 421, page 90, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northerly margin of Meharry Blvd., said point being the common corner of Lots No. 3 and 4 in the Branford's Realty Company's Subdivision. of record in Book 421, page 90, Register's Office for Davidson County, Tennessee; thence with the common line between said tracts, N 8 degrees 21' 24" W 179.61 feet to a point on the southerly margin of an alley; thence with the southerly margin of said alley and the northerly boundary of said Lot No. 4, S 82 degrees 04' 25" W 20 feet to a point; thence on a line being parallel to and 20 feet (measured at right angles) from the aforesaid common line between said Lots 3 and 4, S 8 degrees 21' 24" E 179.40 feet to a point on the northerly margin of Meharry Blvd; thence with the northerly margin of said street and the southerly boundary of said Lot No. 4, N 82 degrees 40' 17' E 20 feet to the beginning containing 3,590 square feet more or less.

Being the same property conveyed to Sherne Marie Shaloam McMillian, a married woman, as her sole and separate property from Mattie Morris and Randyl Johnson by Warranty Deed dated September 6, 2016 and recorded September 22, 2016 in Instrument Number 20160922-0099827, Register's Office for Davidson, Tennessee.

Note: This property has never served as the primary marital residence for the Grantor herein.

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 23rd day of June, 2020.

Sherne-Marie Shaloam McMillan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 2020, before me personally appeared Sherne-Marie Shaloam McMillan, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand this 23rd day of June, 2020.

Notary Signature

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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $340,000.00, 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 23rd day of June, 2020.

Notary Public

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

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 Moungey 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