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

Karen Johnson Davidson County
Batch# 432050 DEEDWARR
07/07/2020 02:11:30 PM 4 pgs
Fees: $23.00 Taxes: $629.00
20200707-0073251

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

Map & Parcel No: 075-08-0-248.00

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, **Celia Stewart Rouse, Trustee of The Bradley Charles Duncan and Tammy Jo Duncan Irrevocable Trust dated August 2, 2018**, "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:

> Land in Davidson County, Tennessee, being Lot No. 558 on the Plan of Section Ten, Tulip Grove of record in Plat Book 5800, Page 199, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Bradley Charles Duncan and Tammy Jo Duncan Irrevocable Trust, dated August 2, 2018, Celia Stewart Rouse as Trustee by Quitclaim deed from Tammy Jo Duncan and husband, Bradley Charles Duncan of record in Instrument Number 20180920-0093142 Register's Office for Davidson County, Tennessee, dated August 02, 2018 and recorded on September 20, 2018.
>
> Being also known as 600 Tulip Grove Road Nashville, Tennessee 37076.

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 2nd day of July, 2020.

The Bradley Charles Duncan and Tammy Jo Duncan Irrevocable Trust dated August 2, 2018

By Celia Stewart Rouse, Trustee
Celia Stewart Rouse, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of July, 2020, before me personally appeared Celia Stewart Rouse, Trustee of The Bradley Charles Duncan and Tammy Jo Duncan Irrevocable Trust dated August 2, 2018, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of July, 2020.

Notary Signature
My commission expires:



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 $170,000.00, 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 2nd day of July, 2020.

Notary Public
My commission expires:_____



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