Name and Address of New Owner and
Send Tax Bills To:
Bryan Satter and Jamie Satter
313 Linebrook Road
Ipswich, MA 01938

Karen Johnson Davidson County
Batch# 445847 DEEDWARR
07/29/2020 12:14:30 PM 4 pgs
Fees: $23.00 Taxes: $795.50
20200729-0083480

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

Map & Parcel No: 075-08-0-248

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, **Rebuilt Realty, LLC, a Kentucky Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bryan Satter and Jamie Satter, husband and wife**, "the Grantees," 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 Rebuilt Realty, LLC, a Kentucky Limited Liability Company by Warranty Deed from Celia Stewart Rouse, Trustee of The Bradley Charles Duncan and Tammy Jo Duncan Irrevocable Trust dated August 2, 2018 dated July 2, 2020 and recorded July 7, 2020 as Instrument No. 20200707-0073251, Register's Office for Davidson County, Tennessee

Being also known as 600 Tulip Grove Road Nashville, Tennessee 37076.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 29th day of July, 2020.

Rebuilt Realty, LLC, a Kentucky Limited Liability Company

By: _____
Steve Berneman, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jumoke Banke Lasekan of the state and county mentioned, personally appeared Steve Berneman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory of Rebuilt Realty, LLC, the within named bargainor, a Limited Liability Company, and that such Steve Berneman as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal, at office in Nashville, this 29th day of July, 2020.

_____
Notary Signature

JUMOKE BANKE LASEKAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

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 $215,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nicole A. Russo
Affiant

Sworn to and subscribed before me this 29th day of July, 2020.

Notary Public

JUMOKE BANKE LASEKAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

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 Mounggey 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