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# 462805 DEEDWARR
08/24/2020 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $259.00
20200824-0095516

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

Map & Parcel No: 107-05-0A-121.00-CO

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, **Sheila Hewitt Nimmo, 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:

Land in Davidson County, Tennessee, being Unit No. 121, on the Plan of Five Oaks, formerly The Meadow, a Planned Unit Development of record in Plat Book 5200, Page 355, as amended in Book 5784, Page 521, 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 Sheila Hewitt by Warranty deed from Sherri S. Guffey of record in Instrument No. 20000323-0029668 Register's Office for Davidson County, Tennessee, dated March 10, 2000 and recorded on March 23, 2000.

The said Sheila Hewitt having since married and now being known as Sheila Hewitt Nimmo.

Being also known as 121 Five Oaks Drive, Nashville, Tennessee 37217.

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 21st day of August, 2020.

Sheila Hewitt Nimmo

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, a Notary Public in and for said State and County, Sheila Hewitt Nimmo, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. This document was notarized pursuant to and in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020 using Zoom as real-time audio-visual communication technology.

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 CHEATHAM

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 $70,000.00, 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 21st day of August, 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

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