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# 471860 DEEDWARR
09/08/2020 03:27:30 PM 4 pgs
Fees: $23.00 Taxes: $555.00
20200908-0102242

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

Map & Parcel No: 075-14-0-019.00

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, **John Michael Bodie Rucker, a single man and Lenora Irene McCord, 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 Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Hermitage Estates of record in Plat Book 3300, Pages 70 and 71, 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 John Michael Bodie Rucker and Lenora Irene McCord, equally, as tenants in common by Quitclaim deed from John M. Rucker Revocable Living Trust Agreement, through John Michael Bodie Rucker, Trustee of record in Instrument No. 20190213-0013476 Register's Office for Davidson County, Tennessee, dated June 25, 2018 and recorded on February 13, 2019.

Being also known as 8202 Gordon Lane Hermitage, Tennessee 37076.

This property has never served as the primary marital residence for Grantors 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 4th day of September, 2020.

John Michael Bodie Rucker

Lenora Irene McCord

STATE OF TENNESSEE
COUNTY OF Madison

On this 4th day of September, 2020, before me personally appeared John Michael Bodie Rucker and Lenora Irene McCord, 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 this 4th day of September, 2020.

Notary Signature
My commission expires:

ANGELA CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

My Commission Expires
August 25, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ 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 $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 4th day of September, 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