Name and Address of New Owner and
Send Tax Bills To:
Hensley Group, LLC
2017 Rolling Creek Drive
Murfreesboro, TN 37128

Karen Johnson Davidson County
Batch# 482348 DEEDWARR
09/24/2020 11:24:30 AM 4 pgs
Fees: $23.00 Taxes: $547.60
20200924-0109987

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

Map & Parcel No: 084-11-0-069.00

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, **Amanda F. Smith, 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 Lot No. 42 on the Plan of Maplecrest of record in Plat Book 1835, Page 27 and 28, 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 Amanda F. Smith and husband, Randall Smith and Martha Hite and husband, William Hite by Warranty deed from Judy M. Farmer, unmarried of record in Instrument No. 20071210-0142410 Register's Office for Davidson County, Tennessee, dated November 30, 2007 and recorded on December 10, 2007.

Being the same property conveyed to Amanda F. Smith, a married woman, as sole and separate property by Quitclaim deed from Amanda F. Smith and husband, Randall Smith and Martha Hite and husband, William Hite of record in Instrument No. 20130408-0034383 Register's Office for Davidson County, Tennessee, dated August 30, 2012 and recorded on April 08, 2013.

Being also known as 2233 Maplecrest Drive Nashville, Tennessee 37214.

Randall Smith hereby joins in this conveyance to transfer any interest that he may have in the property, marital or otherwise.

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 17th day of September, 2020.

Amanda F. Smith

Amanda F. Smith

Randal Smith

Randal Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of September, 2020, before me personally appeared Amanda F. Smith and Randal Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand, at office, this 17th day of September, 2020.

Sheila D. Ewing-Agnew

Notary Signature
My commission expires: 3.23.2021

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 $148,000.00, 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 17th day of September, 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 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