Name and Address of New Owner:
Timothy Jackson McKay and Melissa Pierce McKay
2410 Meharry Blvd.
Nashville, TN 37208

Send Tax Bills To:

New Owner

Karen Johnson Davidson County
Batch# 487937 DEEDWARR
10/02/2020 09:41:30 AM 4 pgs
Fees: $23.00 Taxes: $1,646.50
20201002-0113974

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

Map & Parcel No: 092-02-0-342

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 **Timothy Jackson McKay and Melissa Pierce McKay, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

TRACT 1:

LAND in Davidson County, Tennessee, being the westerly 25 feet of Lot No. 5 and the easterly 25 feet of Lot No. 6 on the Plan of the Bransford Realty Company's Subdivision of Lots Nos. 31 to 40 inclusive and other lots in Mrs. E. S. Clark's subdivision of lots Nos. 39 and 40 and part of 38 in Boyd McNairy Subdivision, as of record in Book No. 421, Page 90, Register's Office for Davidson County, Tennessee.

Said westerly part of lots No. 5 and the easterly part of lot No. 6 fronts together 50 feet on the northerly side of Heffeman Street, now Meharry Boulevard, and runs back between parallel lines 179 feet, more. or less, to an alley.

TRACT II:

LAND in Davidson County, Tennessee, being Lot No. 4 and the Easterly 10 feet of Lot No. 5 on the plan of Bransford Realty Company's Subdivision of Lots Nos. 31 to 40 inclusive and other lots in Mrs. E. S. Clark's subdivision of lots Nos. 39 and 40 and part of 38 in Boyd McNairy Subdivision, as of record in Book No. 421, Page 90, Register's Office for Davidson County, Tennessee.

Said Lots No. 4 and the easterly part of Lot No. 5 front together 50 feet on the northerly side of Heffernan Street, now Meharry Boulevard, and run back between parallel lines 179 feet, more or less, to an alley.

INCLUDED in the above described property but EXPRESSLY EXCLUDED THEREFROM is the following property conveyed to the State of Tennessee for the use and benefit of the Department of Highways by deed from R.D. Gordon and- wife, Nannie E. Gordon of record in Book 4104, page 111, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lots No. 4 and the easterly 10 feet of Lot No. 5 on the plan of the Bransford Realty Company's Subdivision of Lots Nos. 31 to 40 inclusive and other lots in Mrs. E5. Clark's Subdivision of Lots 39 and 40 and part of 38 in Boyd McNairy Subdivision, as of record in Book 421, page 90, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northerly margin of Meharry Blvd., said point being the common corner of Lots No. 3 and 4 in the Branford's Realty Company's Subdivision. of record in Book 421, page 90, Register's Office for Davidson County, Tennessee; thence with the common line between said tracts, N 8 degrees 21' 24" W 179.61 feet to a point on the southerly margin of an alley; thence with the southerly margin of said alley and the northerly boundary of said Lot No. 4, S 82 degrees 04' 25" W 20 feet to a point; thence on a line being parallel to and 20 feet (measured at right angles) from the aforesaid common line between said Lots 3 and 4, S 8 degrees 21' 24" E 179.40 feet to a point on the northerly margin of Meharry Blvd; thence with the northerly margin of said street and the southerly boundary of said Lot No. 4, N 82 degrees 40' 17' E 20 feet to the beginning containing 3,590 square feet more or less.

Being the same property conveyed to Rebuilt Realty LLC, a Kentucky Limited Liability Company, from Sherne-Marie Shaloam McMillian, a married woman, by Warranty Deed dated June 23, 2020 and recorded June 25, 2020 in Instrument Number 20200625-0068606 Register's Office for Davidson, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 30th day of September, 2020.

Rebuilt Realty, LLC, a Kentucky Limited Liability Company

By: _____
Steve Berneman, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Steve Berneman, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be an Authorized Signatory of Rebuilt Realty, LLC, the within named bargainor, a Limited Liability Company, and that he as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 30th day of September, 2020.

Bailey Wind
Notary Signature

BAILEY WIND
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 $445,000.00, 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 30th day of September, 2020.

Bailey Wind
Notary Signature

BAILEY WIND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

202010020113974

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021