Karen Johnson Davidson County
Batch# 500204 DEEDWARR
10/22/2020 10:16:30 AM 4 pgs
Fees: $23.00 Taxes: $599.40
20201022-0122773

Name and Address of New Owner and
Send Tax Bills To:
Rebuilt Realty, LLC
817 Winchester Road
Lexington, KY 40505

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

Map & Parcel No: 091-08-0-081.00

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, **Jeff Hale, a married man, and Earnest Spiess, ~~a married man~~** widow "the Grantors," have this day bargained and sold and by these presents do 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. 47 on the Plan of L.H. Davis Subdivision of Lot No. 41 Clifton Plan of record in Plat Book 57, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Fronts 50 feet on the easterly side of 43rd Avenue, North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jeff Hale a One-Half Interest in subject Property and Earnest Spiess a One-Half Interest in subject Property by Quitclaim deed from Jeff Hale of record in Instrument No. 20091028-0099444 Register's Office for Davidson County, Tennessee, dated October 27, 2009 and recorded on October 28, 2009.

Being also known as 1014 43rd Avenue North, Nashville, Tennessee 37209.

NOTE: This property has never served as the primary marital residence for either Grantor 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 20th day of October, 2020.

Jeff Hale

~~Earnest~~ Spiess
Earnest

STATE OF TENNESSEE
COUNTY OF Sumner

On this 20th day of October, 2020, before me personally appeared Jeff Hale and Earnest Spiess, 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 20th day of October, 2020.

Notary Signature
My commission expires:

CRYSTAL E. BANKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Sumner

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 $162,000.00, 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 20th day of October, 2020.

Notary Public
My commission expires:

CRYSTAL E. BANKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

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