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# 512289 DEEDWARR
11/09/2020 12:42:30 PM 5 pgs
Fees: $28.00 Taxes: $355.27
20201109-0131428

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

Map & Parcel No: 075-06-0-064.00

# 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, **Paul F. Newsome and Sharon McCrorey, Administrator of The Estate of Joel Alan Conner**, "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. 346 on the Plan of Hermitage Estates, Section II of record in Plat Book 3700, Page 23, 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 Paul F. Newsome and Joel A. Conner, both unmarried by Special Warranty deed from The Provident Bank of record in Instrument No. 20040902-0106616 Register's Office for Davidson County, Tennessee, dated August 23, 2004 and recorded on September 02, 2004.
>
> The said Joel A. Conner having since died on February 14, 2019 and his Estate having been probated under Case No 19P892 in the Probate Court for Davidson County, Tennessee.
>
> Being also known as 365 Monaco Drive Hermitage, Tennessee 37076.

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 30th day of October, 2020.

The Estate of Joel Alan Conner

Paul F. Newsome by Helen Newsome,
his Attorney-In-Fact

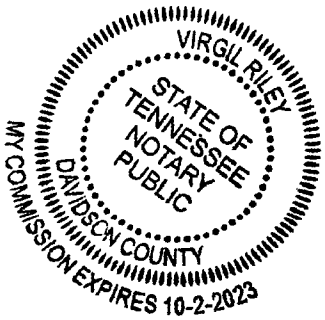
By: _____
Sharon McCrorey, Administrator

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of October, 2020, before me personally appeared Helen Newsome, Attorney-in-Fact for Paul F. Newsom, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand this 30th day of October, 2020.

Notary Signature
My commission expires: 10-2-2023



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 October, 2020.

The Estate of Joel Alan Conner

By: Sharon McCrorey
Sharon McCrorey, Administrator

Paul F. Newsome by Helen Newsome,
his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF _____

On this 30th day of October, 2020, before me personally appeared Helen Newsome, Attorney-in-Fact for Paul F. Newsom, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand this 30th day of October, 2020.

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 30th day of October, 2020, before me personally appeared Sharon McCrorey, Administrator of The Estate of Joel Alan Conner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand, at office, this 30th day of October, 2020.

Ja'MiyA Gilliam
Notary Signature
My commission expires: 8/19/2024

JA'MIYA GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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 $96,019.24, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sharon McCrory
Affiant

Sworn to and subscribed before me this 30th day of October, 2020.

Ja'MiyA Gilliam
Notary Public

JA'MIYA GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

# 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