Name and Address of New Owner:
Hollace McKinley and Myrna McKinley
2203 Brookvalley Ct
Mt. Juliet, TN 37122

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 519344 DEEDWARR
11/20/2020 09:02:30 AM 4 pgs
Fees: $23.00 Taxes: $666.00
20201120-0136606

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

Map & Parcel No: 091-08-0-081

# 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 **Hollace McKinley and Myrna McKinley, a married couple**, "the Grantees," 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 Rebuilt Realty, LLC, a Limited Liability Company by Deed dated October 20, 2020 from Jeff Hale, a married man, and Earnest Spiess, a widow, recorded October 22, 2020, in Instrument Number 20201022-0122773, in the Official Records of Davidson County, Tennessee.

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

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.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

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 9th day of November, 2020.

Rebuilt Realty, LLC, a Kentucky Limited Liability Company

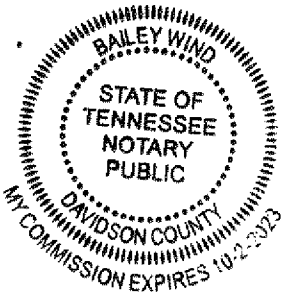
By:_____
Steve Berneman, Authorized Signatory

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, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal this 9th day of November, 2020.

Bailey Wind
Notary Signature




**AFFIDAVIT OF VALUE**

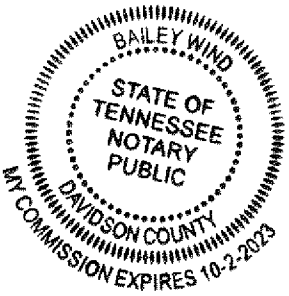
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $180,000.00, 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 9th day of November, 2020.

Bailey Wind
Notary Public
My commission expires: 10-2-2023



# CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY