Name and Address of New Owner:
Dalibor Vavra and Daniela Vavra
3805 Ashland City Highway
Nashville, TN 37218

Send Tax Bills To:
Cardinal Financial Company
c/o Dovenmuehle Mortgage, Inc.
PO Box 0054
Palatine, IL 60055-0054

Karen Johnson Davidson County
Batch# 543020 DEEDWARR
12/29/2020 09:17:30 AM 4 pgs
Fees: $23.00 Taxes: $488.40
20201229-0153879

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

Map & Parcel No: 069-12-0-007

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 **Dalibor Vavra and Daniela Vavra, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a point on the northerly margin of the Ashland City Pike, 318.5 feet easterly from the intersection of the northerly margin of said Pike and the eastern boundary line of the property conveyed to Willie McCall and wife, by deed from Nosh W. Cooper (D.B. 634, Page 284, RODCT); thence with the northerly margin of said Pike, South 81 degrees 30 minutes East 41.7 feet to a stake; thence North 38 degrees 20 minutes East 188.6 feet to a stake in the southern boundary line of the property conveyed to Walkut; thence with the southern boundary of the said Walkut property, North 71 degrees 10 minutes W 29.1 feet to a point 320 feet easterly from the northeast corner of said McCall property; thence southwestwardly 195 feet, more or less, to the BEGINNING.

Being the same property conveyed to Rebuilt Realty, LLC, a Kentucky Limited Liability Company, by Warranty Deed from Ruth Buck, a married woman, dated November 20, 2020 and recorded December 9, 2020 as Instrument No. 20201209-0143590, Register's Office for Davidson County, Tennessee.

Being also known as 3807 Ashland City Highway, Nashville, Tennessee 37218.

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 23rd day of December, 2020.

Rebuilt Realty, LLC, a Kentucky Limited Liability Company

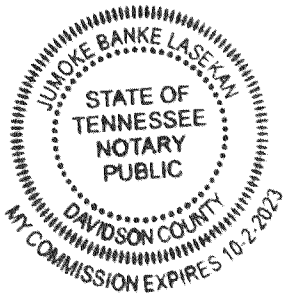
By: _____
John Shoaf, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared John Shoaf, 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 23rd day of December, 2020.

Notary Signature



AFFIDAVIT OF VALUE

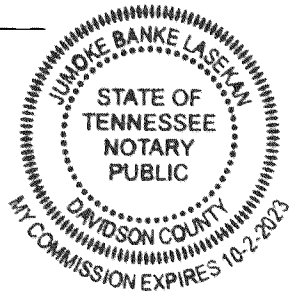
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $132,000.00, 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 23rd day of December, 2020.

Notary Public



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