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# 547695 DEEDWARR
01/05/2021 04:07:30 PM 4 pgs
Fees: $23.00 Taxes: $411.62
20210105-0002077

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

Map & Parcel No: 15003032200

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, **Christopher C. Joseph and Kelly Joseph, husband and wife**, "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. 89-B on the Plan of Chelsea of Priest Lake, Zone Lot Division of Lot 83-84, 89-90, 94 & 101 Section 2B of record in Plat Book 6250, Page 449 and amended in Book 6250, Page 766, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Christopher C. Joseph, a married man and wife, Kelly Joseph by Deed dated August 28, 2009 from LSF6 Mercury REO Investments, LLC, recorded September 4, 2009, in Instrument Number 20090904-0083446, in the Official Records of Davidson County, Tennessee.

Being also known as 3020 Chelsea Way, Nashville, Tennessee 37013.

NOTE: This property has never served as the primary marital residence for Grantors herein.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenant that they are lawfully seized and possessed of said real estate, have 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, Grantors have caused this Warranty Deed to be executed on the 30th day of December, 2020.

Christopher C. Joseph

Kelly Joseph

STATE OF Ohio
COUNTY OF Jefferson

On this 30th day of December, 2020, before me personally appeared Christopher C. Joseph and Kelly Joseph, 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 30th 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 $111,250.00, 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 December, 2020.

Notary Public

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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