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

Karen Johnson Davidson County
Batch# 547982 DEEDWARR
01/06/2021 11:00:30 AM 4 pgs
Fees: $23.00 Taxes: $411.62
20210106-0002460

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

Map & Parcel No: 150-03-0-171

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, **Joseph Services, LLC, a Limited Liability Company**, "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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County Tennessee, being Lot No. 46B on the Plan of Zone Lot Division of Lots 43 thru 47, Chelsea of Priest Lake, Section One-B, as of record in Plat Book 6250, Page 8 amended in Plat Book 6250, Page 264, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph Services, LLC by Deed dated September 1, 2014 from Thomas Mckinney, Trustee of the Thomas Mckinney Revocable Living Trust dated 4/24/95, recorded September 9, 2014, in Instrument Number 20140909-0082459, in the Official Records of Davidson County, Tennessee.

Being also known as 3504 New Windsor Court, Nashville, Tennessee 37013.

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 December, 2020.

Joseph Services, LLC, a Limited Liability Company

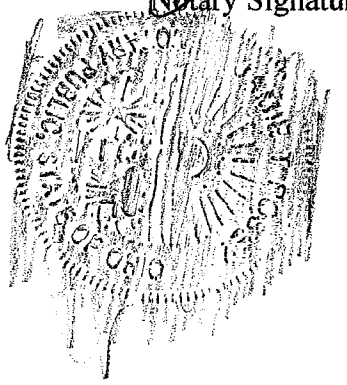
By: _____
Christopher Joseph, Authorized Signatory

STATE OF OHIO
COUNTY OF Jefferson

Before me, a Notary Public of the state and county mentioned, personally appeared Christopher Joseph, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged hiimself to be the Authorized Signatory of Joseph Services, 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 30th day of December, 2020.

_____
Notary Signature



AFFIDAVIT OF VALUE

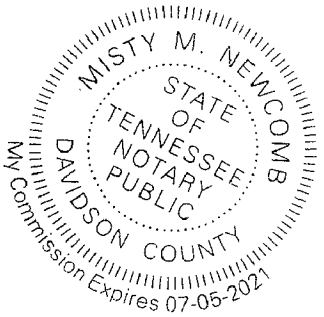
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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



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