Name and Address of New Owner:
Rebuilt Realty, LLC
817 Winchester Rd Suite 130,
Lexington, KY 40505
Send Tax Bills To:
Rebuilt Realty, LLC

Karen Johnson Davidson County
Batch# 566467 DEEDWARR
02/03/2021 11:02:30 AM 4 pgs
Fees: $23.00 Taxes: $777.00
20210203-0015450

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

Map & Parcel No: 04207004300

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, **Amy E. Moore, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rebuilt Realty, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 39 on the Plan of Morning View Subdivision, Section Two, of record in Book 2133, Page 99, Register's Office for Davidson County, Tennessee, described according to survey made by Bruce Rainey & Associates, dated January 27, 199 as follows:

Beginning at a point on the westerly margin of Graycroft Avenue being the common front corner of lots 39 and 40; thence running with the line between said lots westwardly 210.8 feet to a point; thence northwardly 2.5 feet; thence westwardly 178.06 feet to a point; thence southwardly 118.31 feet to a point; thence eastwardly 416.63 feet to a point in the westerly side of Graycroft Avenue; thence running with margin of said avenue, 115.0 feet to the point of beginning.

Being the same property conveyed to Amy Moore by Deed dated April 26, 2017 from Matthew Moore, recorded May 11, 2017, in Instrument Number 20170511-0046943, in the Official Records of Davidson County, Tennessee.

Final Decree Divorce recorded in Docket No. 16D744

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 2nd day of February, 2021.

(SEAL)
Amy E. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of February, 2021, before me personally appeared Amy E. Moore, 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, at office, this 2nd day of February, 2021.

Notary Signature
My commission expires: 10-2-2023

BAILEY WIND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

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 $210,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(SEAL)----------
Amy E. Moore

Sworn to and subscribed before me this
2nd day of February, 2021.

Notary Public
My commission expires: 10-2-2023
File No. 2021-4315-TN

BAILEY WIND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

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.

Steve Berneman

State of Tennessee

County of Davidson

Personally appeared before me, Bailey Wind, a Notary Public for this county and state that Steve Berneman, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10-2-2023

Notary Seal (if on paper) Bailey Wind

