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# 567556 DEEDWARR
02/03/2021 02:08:30 PM 4 pgs
Fees: $23.00 Taxes: $592.00
20210203-0015775

This Instrument Prepared By:
Megan Welborn
Blueprint Title TX
801 Barton Springs Road
Austin, TX 78704

Map & Parcel No: 075-01-0-019

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, **Jacob Chalco Ardiles**, "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:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Section 12, Hermitage Hills, as shown on plat of record in Book 4675, Page 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 96 fronts 60.0 feet on the southwesterly margin of Heritage Trail and extends back between parallel lines 135.0 feet to a dead line.

Being the same property conveyed to Jacobo Chalco by Deed dated August 3, 2017 from Michael Thomson, unmarried, recorded August 11, 2017, in Instrument Number 20170811-0082336, in the Official Records of Davidson County, Tennessee.

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.

Jacob (SEAL)
Jacob Chalco Ardiles

STATE OF ~~TEXAS~~ TN
COUNTY OF ~~TRAVIS~~ DAVIDSON

Before me, Jeffrey Steven Wynn, on this day personally appeared Jacob Chalco Ardiles, known to me or proved to me on the oath of _____ or through DL to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he (she) executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 2nd day of February, 2021.

Notary Public Signature

JEFFREY STEVEN WYNN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

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 sweurs and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $160,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jacob Chalco Ardiles

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

Bailey Wind
Notary Public
My commission expires: 10-7-2023
File No. 2021-4315-TN

BAILEY WIND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

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

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