Karen Johnson Davidson County
Batch# 572318 DEEDWARR
02/10/2021 01:17:30 PM 4 pgs
Fees: $23.00 Taxes: $629.00
20210210-0019243

Name and Address of New Owner:
Rebuilt Realty, LLC
817 Winchester Road
Lexington, KY 40505

Send Tax Bills To:
Rebuilt Realty, LLC
817 Winchester Road
Lexington, KY 40505

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

Map & Parcel No: 04115002400

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, **Loyce L. Borron and Joyce R. Borron, husband and wife,** "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:

Being Lot No. 398 on the Plan of Bellshire Estates, Section "A", of record in Book 2331, page 116, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Loyce L. Borron and wife, Joyce R. Borron by Deed dated May 9, 1985 from Madge Moore Graves, unmarried, recorded May 16, 1985, in Book 6557, Page 994, 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 9th day of February, 2021.

Loyce L. Borron (SEAL)
Loyce L. Borron

Joyce Borron (SEAL)
Joyce R. Borron

J.B.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Decatur EPS

On this **9th day of February, 2021, before me** personally appeared Loyce L. Borron and Joyce R. Borron, **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 9th day of February, 2021.

Eric Paul Sellers
Notary Signature
My commission expires: 4-20-21

ERIC PAUL SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
BENTON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
EPJ Decatur)
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 $170,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Roger L Barton
(Affiant)

Sworn to and subscribed before me this
9th day of February, 2021.

Notary Public
My commission expires:
File No. 2020-4076-TN

ERIC PAUL SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
BENTON COUNTY

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