Name and Address of New Owner:
LYZ Investment
1321 Busiris Drive
Hermitage, TN 37076

Send Tax Bills To:
LYZ Investment
1321 Busiris Drive
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 572394 DEEDWARR
02/10/2021 02:45:30 PM 4 pgs
Fees: $23.00 Taxes: $989.75
20210210-0019338

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

Map & Parcel No: 042-07-0-043

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, **Rebuilt Realty, LLC, a Kentucky Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **LYZ Investment, a Tennessee Partnership,** "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

Being the same property conveyed to Rebuilt Realty, LLC, a Kentucky Limited Liability Company from Amy Moore recorded on ___February 3, 2021___in Instrument Number ____20210203-0015450 _____ in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 10th day of February, 2021.

Rebuilt Realty, LLC, a Kentucky Limited Liability Company

By: _____

Steve Berneman, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Bailey Wind of the state and county mentioned, personally appeared Steve Berneman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory of Rebuilt Realty, LLC, the within named bargainor, a Limited Liability Company, and that such Steve Berneman as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal, at office in Nashville, TN, this 10th day of February, 2021.

Bailey Wind
Notary Signature

Printed Name: Bailey Wind

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 $267,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Sworn to and subscribed before me this
10th day of February, 2021.

Bailey Wind
Notary Public
My commission expires: 10-2-2023
File No. 2021-4618-TN

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

