Name and Address of New
Owner: Russell Bennett
828 Heritage Trail
Nashville, TN 37076
Send Tax Bills To:
Russell Bennett

Karen Johnson Davidson County
Batch# 574034 DEEDWARR
02/12/2021 01:41:30 PM 4 pgs
Fees: $23.00 Taxes: $814.00
20210212-0020449

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

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, **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 **Russell Bennett,** "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 Rebuilt Realty, LLC a Kentucky Limited Liability Company, by Deed dated February 2nd, 2021 from Jacob Chalco Ardiles, recorded February 3, 2021 in Instrument Number 20210203-0015775 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.

Rebuilt Realty, LLC, a Kentucky Limited Liability Company

By: _____(SEAL)
Steve Berneman, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

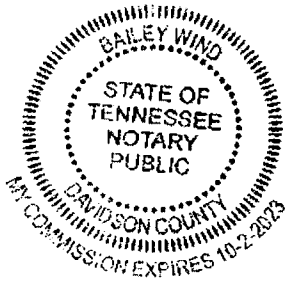
Before me, Bailey Wind of the state and county mentioned, personally appeared Steve Berneman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory of Rebuilt Realty, LLC, the within named 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 2nd day of February, 2021.

Bailey Wind
Notary Signature

Printed Name: Bailey Wind

My commission expires: 10-2-2023



AFFIDAVIT OF VALUE

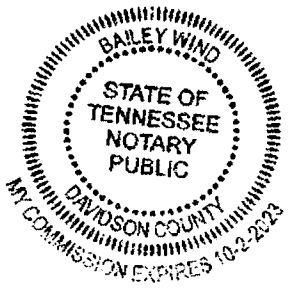
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $220,000.00, 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
2nd day of February, 2021.

Notary Public
My commission expires: 10-2-2023
File No. 2021-4531-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

