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# 611355 DEEDWARR
04/09/2021 12:13:30 PM 4 pgs
Fees: $23.00 Taxes: $832.50
20210409-0047508

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

Map & Parcel No: 061-02-0-127

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, **Mary Ellen Basgall**, "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:

> All that certain property situated in Nashville in the County of Davidson, and the State of Tennessee, and being described in a Deed dated May 29, 1997 and recorded June 3, 1997 among the land records of the County and State set forth above, and referenced as follows:
>
> Land in Davidson County, Tennessee, being Lot No. 43 on the plan of Gra Mar acres of record in Book 2230, page 19 Register's Office for Davidson County, Tennessee. to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Mary Ellen Basgall , unmarried by Deed dated November 15, 2001 from Andrea L. White and husband Marc K. White, recorded November 19, 2001, in Instrument Number 20011119-0126857, 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 31st day of March, 2021.

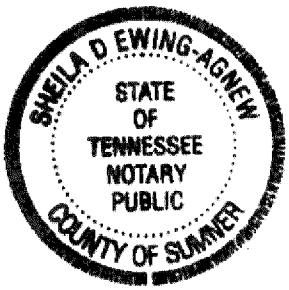
Mary Ellen Basgall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2021, before me personally appeared Mary Ellen Basgall, 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 31st day of March, 2021.

Notary Signature
My commission expires: 3.25.2025



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 $225,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary Ellen Bagwell
(Affiant)

Sworn to and subscribed before me this
31st day of March, 2021.

Sheila D Ewing-Agnew
Notary Public
My commission expires: 3.25.2025
File No. 2021-4995-TN

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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