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:
Stephanie Dodson
Blueprint Title TN
901 Woodland Street
Suite 104
Nashville, TN 37206

Map & Parcel No: 161-03-0-108

Karen Johnson Davidson County
Batch# 644154 DEEDWARR
05/26/2021 09:16:30 AM 4 pgs
Fees: $23.00 Taxes: $740.00
20210526-0071162

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, **Ramona Edwards, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rebuilt Realty, LLC Inc., a Kentucky Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Section Two, McMurray Meadows, of record in Book 4955, page 58, Register's Office for said County.

Said Lot No. 31 fronts 67.96 feet on the northerly margin of Parishwood Court and extends back 176.00 feet on the easterly line and 89.85 feet on the westerly line to a broken line in the rear, measuring 121.36 feet thereon.

Being the same property conveyed to Ramona Edwards by Deed dated August 16, 1983 from Diane A. Loftis, recorded August 26, 1983, in Book 6123, Page 773, in the Official Records of Davidson County, Tennessee.

The subject property has not been used as a residence by the Grantor and is not subject to any marital rights of the spouse of the Grantor.

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 13th day of May, 2021.

Ramona Edwards (SEAL)
Ramona Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of May, 2021, before me personally appeared Ramona Edwards, 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 13th day of May, 2021.

Notary Signature
My commission expires: 03/26/2024

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 swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00, 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
13th day of May, 2021.

Notary Public
My commission expires: 03.08.22
File No. 2021-5649-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

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