Name and Address of New Owner:
Joel Interiano and Waleska Valdez
1077 Blairfield Dr
Nashville, TN 37013

Karen Johnson Davidson County
Batch# 650012 DEEDWARR
06/04/2021 01:28:30 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20210604-0075300

Send Tax Bills To:
Joel Interiano and Waleska Valdez
1077 Blairfield Dr
Nashville, TN 37013

This Instrument Prepared By:

Blueprint Title TN
901 Woodland Street
Suite 104
Nashville, TN 37206

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

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 **Joel Interiano and Waleska Valdez, a married couple,** "the Grantees," 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.

Being the same property conveyed to Rebuilt Realty LLC from Ramona Edwards by deed dated May 13, 2021, recorded May 26, 2021, of record in Instrument No. 20210526-0071162 in the Register's Office for 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 Grantees, and the Grantees' 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.

Rebuilt Realty LLC, a Kentucky Limited Liability Company

By: _____

Steve Berneman, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ginger Bone 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 Tennessee this 13th day of May, 2021.

Notary Signature

Printed Name: Ginger Bone

My commission expires: 6-20-2021

GINGER BONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-20-2021

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 $260,000.00, 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: 6-20-2021
File No. 2021-5736-TN

GINGER BONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-20-2021

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

