Karen Johnson Davidson County
Batch# 665174 DEEDWARR
06/25/2021 01:24:30 PM 4 pgs
Fees: $23.00 Taxes: $888.00
20210625-0086633

Name and Address of New Owner:
Memphis Investment Properties III LLC
4701 Summer Avenue
Memphis, TN 38122

Send Tax Bills To:
Memphis Investment Properties III LLC
4701 Summer Avenue
Memphis, TN 38122

This Instrument Prepared By:

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

Map & Parcel No: 080-07-0-067

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 **Memphis Investment Properties III LLC, a Tennessee Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 421 on the Plan of Bordeaux Hills, Section Seven, as of record in Book 3842, Page 73, Register's Office for said County. Said Lot No. 420 fronts 54.0 feet on the westerly side of Hospital Lane extends back 146.89 feet on the northerly line and 146.95 feet on the southerly line, to a dead line in the rear, measuring 61.77 feet thereon.

Being the same property conveyed to David Petty, an unmarried man by Deed dated March 31, 2014 from Lisa Brown, an unmarried woman, recorded April 2, 2014, in Instrument Number 20140402-0027280, in the Official Records of Davidson County, Tennessee.

Being the same property conveyed to Rebuilt Realty LLC by deed from David Petty, recorded ___*** in Instrument ___*** in the Official Records of Davidson County, Tennessee. *** recorded 06/10/2021 in Instrument 20210610-0078522

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 2nd day of June, 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 2nd day of June, 2021.

Notary Signature

Printed Name: Ginger Bone

My commission expires: 6-22-2021

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 $240,000.00, 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 June, 2021.

Notary Public
My commission expires: 6-22-2021
File No. 2021-5915-TN

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

Close Date: 06/02/2021
Property Address: 3349 Hospital Lane, Nashville, TN 37218

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
Date Signed: 06/02/2021

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