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
150 4th Avenue North
20th Floor
Nashville, TN 37219

Map & Parcel No: 04305018700

Karen Johnson Davidson County
Batch# 686306 DEEDWARR
07/29/2021 09:38:30 AM 4 pgs
Fees: $23.00 Taxes: $558.70
20210729-0101946

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, **Helen Jones**, "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:

Land in Davidson County, Tennessee, being Lot No. 39 and the East one-half of Lot No. 40, of Block "B", on the Map of Overlook Estates, as of record in Book 843, page 105, Register's Office for said County.

Said Lot and said part of said lot adjoin and front together 75 feet on the south side of Garner Street and run back between lines 148.6 feet on the east line of Lot No. 39 and 147 feet, more or less, on the west line of part of Lot No. 40, to a dead line in the rear on which they measure 75 feet.

Being the same property conveyed to Helen Amanda Jones by Deed dated August 9, 2016 from Kenneth H. Jones, Executor of the Estate of Mary W. Jones, Deceased, recorded August 11, 2016, in Instrument Number 20160811-0083656, 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 10th ~~11th~~ day of June, 2021.

GF HBJ

Helen Jones (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th ~~11th~~ day of June, 2021, before me personally appeared Helen Jones, 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 10th GF ~~11th~~ day of June, 2021.

Notary Signature
My commission expires: 12-26-23

GERI FORKUM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT OF VALUE

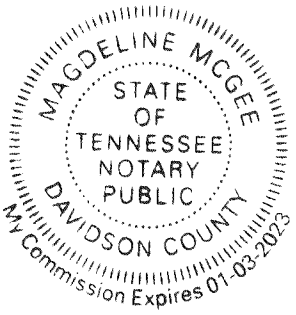
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $151,000.00, 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
11th day of June, 2021.

Notary Public
My commission expires: 01-03-2023
File No. 2021-6009-TN



Property Address: 298 Garner Avenue, Nashville, TN 37115

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am the custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 11, 2021.

Steve Berneman

Date: 11th day of June, 2021

State of Tennessee
County of Davidson

Sworn and subscribed before me on 11th day of June, 2021 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-25-2025

GINGER WEBER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File No.: 2021-6009-TN