Karen Johnson Davidson County
Batch# 689052 DEEDWARR
08/02/2021 03:14:30 PM 5 pgs
Fees: $28.00 Taxes: $925.00
20210802-0103780

Name and Address of New Owner:
TBKID LLC
1955 Greenfield Drive
Reno, NV 89509

Send Tax Bills To:
TBKID LLC
1955 Greenfield Drive
Reno, NV 89509

This Instrument Prepared By:

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

Map & Parcel No: 095-04-0-106

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 **TBKID LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in 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 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 29th 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 Weber 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 29th day of June, 2021.

_____
Notary Signature

Printed Name: Ginger Weber

My commission expires: 4-25-2025

GINGER WEBER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT "A"
Property Description

Closing Date: **June 29, 2021**

Buyer(s): **Rebuilt Realty, LLC**

Property Address: **224 Ridgeway Drive, Nashville, TN 37214**

PROPERTY DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Eva-Mor Heights of record in Plat Book 1424, Page 149, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Dorothy Trest, unmarried by Deed dated October 15, 1997 from Renea Perron, unmarried, recorded October 20, 1997, in Book 10650, Page 982, in the Official Records of Davidson County, Tennessee.

Being the same property conveyed to Rebuilt Realty LLC from Dorothy Trest, recorded 7/13/2021 as Instrument Number 20210713-0094378 in the Official Records of Davidson County, Tennessee.

202108020103780

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 $250,000.00, 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
29th day of June, 2021.

Notary Public
My commission expires: 4-23-2025
File No. 2021-6172-TN



Property Address: 224 Ridgeway Drive, Nashville, TN 37214

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 29, 2021.

Steve Berneman

Date: 29th day of June, 2021

State of Tennessee
County of Davidson

Sworn and subscribed before me on 29th day of June, 2021 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025



File No.: 2021-6172-TN