Name and Address of New Owner:
Rebuilt Realty LLC
817 Winchester Road
Lexington, KY 40505

Karen Johnson Davidson County
Batch# 689286 DEEDWARR
08/03/2021 10:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20210803-0104098

Send Tax Bills To:
Rebuilt Realty LLC
817 Winchester Road
Lexington, KY 40505

This Instrument Prepared By:
Shane Callahan
Blueprint Title TN
150 4th Avenue North
20th Floor
Nashville, TN 37219

Map & Parcel No: 075-08-0-020

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, **James Andrew Morgenstern**, "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. 234 on the Plan of Section Four, Tulip Grove, as of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Andrew Morgenstern, an unmarried man by Deed dated May 27, 2021 from Stephen G. Jones and Janey Jones, husband and wife, recorded June 2, 2021, in Instrument Number 202106020074223, 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 28th day of July, 2021.

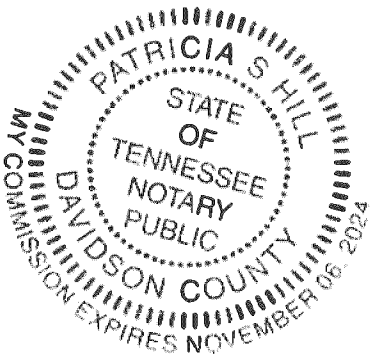
James Andrew Morgenstern (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July, 2021, before me personally appeared James Andrew Morgenstern, 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 28th day of July, 2021.

Notary Signature
My commission expires: 11-6-24



AFFIDAVIT OF VALUE

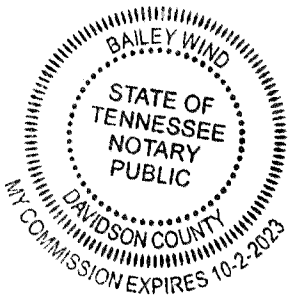
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $275,000.00, 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
28th day of July, 2021.

Notary Public
My commission expires: 10-2-2023
File No. 2021-6856-TN



Property Address: 639 Denver Drive, Hermitage, TN 37076

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 July 28, 2021.

Steve Berneman

Date: 28th day of July, 2021

State of Tennessee
County of Davidson

Sworn and subscribed before me on 28th day of July, 2021 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025



File No.: 2021-6856-TN