Karen Johnson Davidson County
Batch# 690117 DEEDWARR
08/04/2021 12:12:30 PM 5 pgs
Fees: $28.00 Taxes: $1,091.50
20210804-0104857

Name and Address of New Owner:
MPES2, L.L.C
39 Halsey Drive
Greenwich, CT 06870

Send Tax Bills To:
MPES2, L.L.C
39 Halsey Drive
Greenwich, CT 06870

This Instrument Prepared By:

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, **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 **MPES2, L.L.C, 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 28th day of July, 2021.

Rebuilt Realty LLC, a Kentucky Limited Liability Company

By: _____
Steve Berneman, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Brandon Dirks 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 Davidson County Nashville, TN, this 28th day of July, 2021.

_____
Notary Signature

Printed Name: Brandon Dirks

My commission expires: 05/05/2025

BRANDON DIRKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

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 $295,000.00, 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: 05/05/2025
File No. 2021-6866-TN

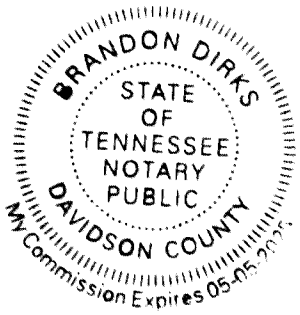


EXHIBIT "A"
Property Description

Closing Date: **July 28, 2021**

Buyer(s): **MPES2, L.L.C**

Property Address: **639 Denver Drive, Hermitage, TN 37076**

PROPERTY DESCRIPTION:

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 Rebuilt Realty LLC by Deed dated July 28, 2021 from James Andrew Morgenstern, an unmarried man, recorded August 3, 2021, as Instrument Number 20210803-0104098, in the Official Records of Davidson County, Tennessee.

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

GINGER WEBER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File No.: 2021-6866-TN