Karen Johnson Davidson County
Batch# 690561 DEEDWARR
08/04/2021 01:39:30 PM 4 pgs
Fees: $23.00 Taxes: $791.80
20210804-0104934

Name and Address of New Owner:
Matthew G. Eden
1711 Broadripple Drive
Clarksville, TN 37042

Send Tax Bills To:
Matthew G. Eden
1711 Broadripple Drive
Clarksville, TN 37042

This Instrument Prepared By:

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

Map & Parcel No: 043-05-0-187

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 **Matthew G. Eden, an unmarried man,** "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.

Being the same property conveyed to Rebuilt Realty LLC by deed from Helen Amanda Jones recorded 7/29/2021 in Instrument ** in the Official Records of Davidson County, Tennessee. ** **20210729-0101946**

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 11th 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, Magdeline McGee 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 Nashville, TN, this 11th day of June, 2021.

Magdeline McGee
Notary Signature

Printed Name: Magdeline McGee

My commission expires: 01-03-2023

MAGDELINE MCGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-03-2023

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 $214,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bailey Wind
(Affiant)

Sworn to and subscribed before me this
11th day of June, 2021.

MAGDELINE MCGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-03-2023

Magdeline McGee
Notary Public
My commission expires: 01-03-23
File No. 2021-6097-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: 2nd day of August, 2021

State of Tennessee
County of Davidson

Sworn and subscribed before me on 2nd day of August, 2021 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025



File No.: 2021-6097-TN