Karen Johnson Davidson County
Batch# 753959 DEEDWARR
11/12/2021 12:44:30 PM 4 pgs
Fees: $23.00 Taxes: $906.50
20211112-0150914

Name and Address of New Owner and
Send Tax Bills To:
Rebuilt Realty, LLC
817 Winchester Road, Suite 130
Lexington, KY 40505

This Instrument Prepared By:
AMP Title, LLC
3010 Caldwell Road, #204
Ashland City, TN 37015

Map & Parcel No: 119-01-0-425

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, **Emma Jean Shelton, an unmarried woman**, "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. 23 on the Plan of W. G. Thuss Addition on Nolensville Pike of record in Plat Book 332, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emma Jean Shelton, an unmarried woman by Warranty deed from Mohamed A. Farah now known as Mohamed Ismail Yusuf and wife, Zahrah Yusuf and Bandai A. Farah now known as Barkhad Mohamud Bandai of record in Instrument No. 20050921-00113269 Register's Office for Davidson County, Tennessee, dated September 15, 2005 and recorded on September 21, 2005.

Being also known as 337 Valeria Street, Nashville, Tennessee 37210.

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 she 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 4th day of November, 2021.

Emma Jean Shelton

STATE OF Tennessee
COUNTY OF Williamson

On this 4th day of November, 2021, before me personally appeared Emma Jean Shelton, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand this 4th day of November, 2021.

Notary Signature
My commission expires: 9/23/2024

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Williamson

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 $245,000.00, 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 4th day of November, 2021.

Notary Public
My commission expires: 9/23/2024
File No. 2021-1092

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Misty M. Newcomb, do hereby make oath that I am a licensed attorney and/or 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 11/4/2021 (date of document).

Affiant Signature

11/4/2021
Date

State of Tennessee

County of Cheatham

Sworn to and subscribed before me this 4 day of November, 2021

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

DAKOTA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM
My Comm. Expires
Sep 08, 2025