Karen Johnson Davidson County
Batch# 757851 DEEDQC
11/18/2021 01:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211118-0153786

Name and Address of New Owner and
Send Tax Bills To:
Albransco, 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: 119-01-0-425.00

QUITCLAIM 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," conveys and quitclaims unto, **Albransco, 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 Rebuilt Realty, LLC, a Kentucky Limited Liability Company, by Warranty Deed from Emma Jean Shelton, an unmarried woman, dated November 4, 2021 and recorded November 12, 2021 as Instrument No. 20211112-0150914, Register's Office for Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 15 day of November, 2021.

Rebuilt Realty, LLC, a Kentucky Limited Liability Company

By: _____
Brian K. Newcomb, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF CHEATHAM

On this 15 day of November, 2021, before me personally appeared Brian K. Newcomb, Authorized Signatory for Rebuilt Realty, LLC, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same on behalf of Rebuilt Realty, LLC as his free act and deed.

Witness my hand this 15 day of November, 2021.

_____
Notary Signature

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

AFFIDAVIT OF VALUE

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 **$0**, 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 15 day of November, 2021.

_____
Notary Signature

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

202111180153786

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 11/15/2021 (date of document).

Affiant Signature

11/15/2021
Date

State of Tennessee

County of Cheatham

Sworn to and subscribed before me this 15 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