THIS INSTRUMENT PREPARED BY:

National Title Services, LLC

15 Century Blvd, Suite 307

Nashville, TN 37214
File #: TN210024
Address New Owner(s)
Rebuilt Realty LLC, a Kentucky Limited liability company
817 Winchester Rd, Suite 150
Lexington, Kentucky 40505

Send Tax Bills To:
Rebuilt Realty, LLC
817 Winchester Rd, Suite 150
Lexington, TN 40505

Map & Parcel Nos.:
094-05-0-081.00

Karen Johnson Davidson County
Batch# 773621 DEEDWARR
12/14/2021 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20211214-0165333

WARRANTY DEED

THIS INDENTURE, made and entered into this **30th day of November, 2021**, by and between **Ricky A Lauderdale**, unmarried, party of the first part, and **Rebuilt Realty LLC, a Kentucky Limited liability company**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED NINETY THOUSAND AND 00/100 DOLLARS ($190,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 37 on the Revised Plat of Shelby Heights, Section 1, of record in Book 2330, page 171, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ricky A. Lauderdale from Ricky A. Lauderdale, unmarried and Kazem Shomali and Beverly Shomali, husband and wife, by Quitclaim Deed dated April 9 2004 and recorded April 29, 2004 in Instrument #20040429-0048841, said Register's Office.

Being the same property conveyed to Ricky A. Lauderdale, unmarried, and Kazem Shomali and Beverly Shomali, husband and wife, from Ronald Parish, unmarried, by Warranty Deed dated February 9, 1995 and recorded February 24, 1995 in Book 9602, page 685, said Register's Office.

This is improved property known as 1303 Davidson Street, Nashville, TN 37206

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Ricky A Lauderdale

State: Tennessee
County: Davidson
This 29 day of Nov, 2021

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Douglas R. Sipes
Commission Expires
March 03, 2025

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ricky A Lauderdale** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **30th day of November, 2021.**

My commission expires: Douglas R. Sipes Commission Expires March 03, 2025

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$190,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant - Ricky A. Lauderdale

Subscribed and sworn to before me, this **30th day of November, 2021.**

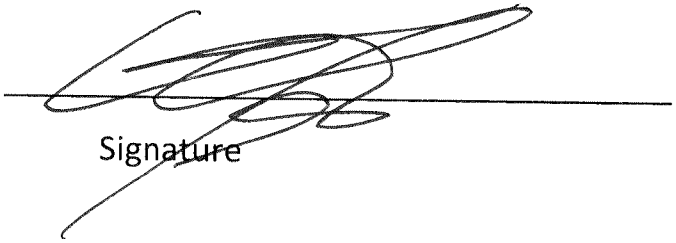
PROPERTY ADDRESS:
1303 Davidson St
Nashville, TN 37206

Douglas R. Sipes Commission Expires March 03, 2025

Certificate of Authenticity

I, Karen L. Trusty, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.**and dated November 30, 2021.**

Executed this 30th day of November, 2021.

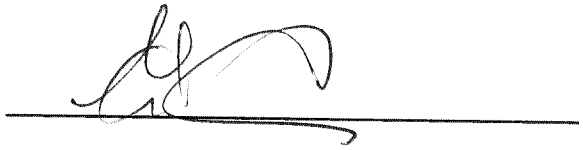


Signature

State of Florida

County of Pinellas

Personally appeared before me, George L. McCormick, a notary public for this county and state, Karen L. Trusty, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed**on the 30th day of November, 2021.**



Notary's Signature

Notary's Seal (if on paper)

