THIS INSTRUMENT PREPARED BY:

National Title Services, LLC

15 Century Blvd, Ste 307

Nashville, TN 37214
File #: TN210024BC
Address New Owner(s)
Kelly Ann Easter
610 S 14th Street
Nashville, Tennessee 37206

Send Tax Bills To:
Kelly Ann Easter
610 S. 14th Street
Nashville, TN 37206

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

Karen Johnson Davidson County
Batch# 775604 DEEDWARR
12/16/2021 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,002.70
20211216-0166818

WARRANTY DEED

THIS INDENTURE, made and entered into this **30th day of November, 2021**, by and between **Rebuilt Realty LLC, a Kentucky limited liability company**, party of the first part, and **Kelly Ann Easter**, unmarried, party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED SEVENTY ONE THOUSAND AND 00/100 DOLLARS ($271,000.00)** 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.

Further being that same property conveyed to Rebuilt Realty, LLC, a Kentucky limited liability company, by deed from Ricky A. Lauderdale, unmarried dated 11/30/2021 and recorded in Instrument No. 20211214-0165333 **, 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.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Rebuilt Realty LLC, a Kentucky Limited liability company

By Karen L. Trusty, Authorized Agent

STATE OF FLORIDA,
COUNTY OF PINELLAS

Before me, a Notary Public in and for said State and County aforesaid, personally appeared with whom I am personally acquainted and who, upon oath, acknowledged herself to be the Authorized Agent of **Rebuilt Realty LLC, a Kentucky Limited liability company** the within named bargainor, a Kentucky limited liability company, and that she as such Authorized Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as such Authorized Agent.

WITNESS my hand and Official Seal at office this 30th **day of** November, **20**21.

My commission expires: 2-28-23

Notary Public

GEORGE L MCCORMICK
Notary Public, State of Florida
Commission No. GG306172
Commission Expires 02/28/2023

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, $271,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 30th **day of** November, **20**21.

GEORGE L MCCORMICK
Notary Public, State of Florida
Commission No. GG306172
Commission Expires 02/28/2023

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, ON 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, this 30th day of November, 2021

Notary's Signature

Notary's Seal (if on paper)

GEORGE L MCCORMICK
Notary Public, State of Florida
Commission No. GG306172
Commission Expires 02/28/2023