THIS INSTRUMENT PREPARED BY:

National Title Services, LLC

15 Century Blvd, Ste 307

Nashville, TN 37217
File #: TN210027
Address New Owner(s)
Rebuilt Realty LLC, a Kentucky Limited liability company
817 Winchester Rd, Suite 150
Lexington, Kentucky 40505

Karen Johnson Davidson County
Batch# 788713 DEEDWARR
01/12/2022 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20220112-0004369

Send Tax Bills To:
Rebuilt Realty, LLC
817 Winchester, Ste 150
Lexington, KY 44505

Map & Parcel Nos.:
052-02-0-151.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **27th day of December, 2021**, by and between **Shelli Beatress Barnes**, married, 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 FIVE THOUSAND AND 00/100 DOLLARS ($195,000.00)** 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 Madison, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being the easterly 20 feet of lot NO. 14, and the westerly 55 feet of Lot No. 15, Block B, on the revised map of Rainbow Terrace subdivision, of record in Book 1130, page 85, Register' Office for said County to which plat reference is hereby made for a more complete description of said property. Said parts of Lots adjoin and front together 75 feet on the northerly side of Blackstone Avenue, and run back between parallel lines 150 feet to a dead line.

Shelli Beatress Barnes conveys the subject property as the Devisee under Last Will and Testament of Margaret Fish, filed on August 9, 2021 at Cause No. 21P1607, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division. Margaret Fish, a/k/a Margaret Ann Fish having died on July 18, 2021.

Being the same property conveyed to Margaret A. Fish from Margaret A. Fish, single, and Shelli Barnes, married, by Quitclaim Deed dated December 12, 2018 and recorded December 13, 2018 in Instrument #20181213-0121425, said Register's Office.
Being the same property conveyed to Margaret A. Fish, single, and Shelli Barnes, married, from Margaret A. Fish, single, by Quitclaim Deed dated October 24, 2018 and recorded November 15, 2018 in Instrument #20181115-0112603, said Register's Office.
Being the same property conveyed to Margaret A. Fish from Martha C. Fish, a widow, by Quitclaim Deed dated July 8, 1999 and recorded July 12, 1999 in Book 11568, page 790, said Register's Office.
Being the same property conveyed to Martha C. Fish, a widow, from Margaret Ann Fish by Quitclaim Deed dated November 22, 1989 and recorded January 5, 1989 in Book 8020, page 516, said Register's Office.
Being the same property conveyed to Margaret Ann Fish from Martha Fish, a widow, by Quitclaim Deed dated June 6, 1988 and recorded June 7, 1988 in Book 7564, page 876, said Register's Office.
Being the same property conveyed to Martha Fish, a widow, from H. E. Carmon and wife, Omie B. Carmon, by Warranty Deed dated February 25, 1970 and recorded February 26, 1970 in Book 4400, page 32, said Register's Office.

The Grantor herein warrants, covenants and certifies that the subject property has never been their principal residence.

This being improved property known as 717 Blackstone Avenue, Madison, TN 37115

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.

Shelli Beatress Barnes

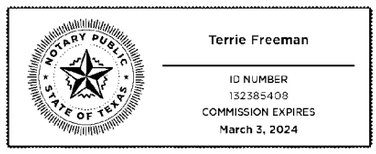
Shelli Beatress Barnes

STATE OF Texas, COUNTY OF Harris

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Shelli Beatress Barnes** 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 **27th day of December, 2021.**

My commission expires: 03/03/2024



Notary Public

Notarized online using audio-video communication

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, **$195,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

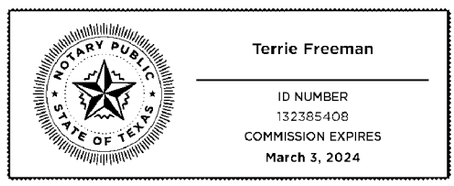
Shelli Beatress Barnes

Affiant

State of Texas, County of Harris
Subscribed and sworn to before me, this **27th day of December, 2021.**
By Shelli Beatress Barnes.

PROPERTY ADDRESS:
717 Blackstone Ave
Madison, TN 37115

03/03/2024



Notarized online using audio-video communication

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.**dated December 27, 2021.**

Executed this the 27th day of December, 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 the 27th day of December, 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