THIS INSTRUMENT PREPARED BY:

National Title Services

15 Century Blvd, Suite 307

Nashville, TN 37214
File #: TN220069

Karen Johnson Davidson County
Batch# 822974 DEEDWARR
03/16/2022 10:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20220316-0030608

Address New Owner(s)
Rebuilt Realty, LLC, a Kentucky limited liability company
817 Winchester Road, Suite 150
Lexington, Kentucky 40505

Send Tax Bills To:
Rebuilt Realty, LLC, a Kentucky limited liability company
817 Winchester Road, Suite 150
Lexington, Kentucky 40505

Map & Parcel Nos.:
043-05-0-052.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **18th day of February, 2022**, by and between **Jorge H Aguilar , 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 **TWO HUNDRED NINETY THOUSAND AND 00/100 DOLLARS ($290,000.00)** 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:

See Attached Exhibit "A"

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.

Jorge H Aguilar

Jorge H Aguilar

STATE OF TN, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jorge H Aguilar , married** 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 **18th day of February, 2022.**

My commission expires: 11/20/2024

Notary Public JESSICA CAMMOCK

JESSICA CAMMOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF Hamilton

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$290,000.00** 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 18th day of **February**, 2022.

Notary Public

My commission expires: _____

NOTARIAL SEAL
STATE OF OHIO

MARTIN D. RINK
Attorney at Law
Notary Public - State of Ohio
Commission has no expiration date.
Section 147.03 O. R. C.

Legal Description
For File: **TN220069**

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Re-subdivision of Lots 5 through 1/2 of 8, Block A, Crestview Estates, of record in Book 5190, page 579, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jorge H. Aguilar, a married man, from Kenneth J. Plamondon and wife, Laura B. Plamondon, by Warranty Deed dated May 27, 2005 and recorded June 6, 2005 in Instrument #20050606-0064338, said Register's Office.

Certificate of Authenticity

I, Martin D. Rink, 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 3/7/2022.

Date

Affiant Signature

3/7/2022
Date

State of Ohio
County of Hamilton

Sworn to and subscribed before me this 7th day of March, 2022.

Notary's Signature

My Commission Expires: 10/27/26
Date

Notary's Seal (if on paper)

NOTARY PUBLIC STATE OF OHIO

TERA A CRANERT
Notary Public
State of Ohio
My Comm. Expires
October 27, 2026

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