Karen Johnson Davidson County
Batch# 825121 DEEDWARR
03/18/2022 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20220318-0031865

WARRANTY DEED

TAYLOR EZELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: September 8, 2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
R. Houston Akin, Mockingbird Title & Escrow Services, LLC, 625 Main Street, Suite 204, Nashville, TN 37206

File No.: 22-3-0166-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Rebuilt Realty, LLC	Rebuilt Realty, LLC	061-00-0-023.03
(NAME)	(NAME)	
529 Ben Allen Road	817 Winchester Road, Suite 130	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Lexington, KY 40505	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHEYENNE INVESTMENTS, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REBUILT REALTY, LLC, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, dated May 24, 1962, as follows;

BEGINNING in the easterly margin of Ben Allen Road, 987 feet from the corner of Lot 246 in Maplewood Heights Subdivision, of record in Book 547, page 103, Register's Office for Davidson County, Tennessee,

running thence north 17 deg. 45 min. west, 50 feet; thence north 72 deg. 15 min. east, 400 feet; thence south 17 deg. 15 min. east 50 feet; thence south 72 deg. 15 min. west, 400 feet to the beginning.

Being the same property conveyed to ROBERT MCNEIL AND WIFE, BEATRICE MCNEIL, by deed from JACKIE BAKER, STEVE NORRIS, JERRY MAY AND DAN ROBERTS, of record in Book 7308, page 693, dated July 24, 1987, said Register's Office.

BEATRICE MCNEIL died on or about December 18, 2011, leaving ROBERT MCNEIL as the surviving tenant by the entirety.

ROBERT MCNEIL died testate on or about April 16, 2020.Pursuant to the terms of his will of record in Docket No. 21P964, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be sold and administered as part of the probate estate.

Being the same property conveyed to Cheyenne Invetmetns, LLC, by Warranty Deed dated February 8, 2022, from Renee McNeil Osteen, Terry Lee McNeil, Sandrea McNeil, and the Estate of Robert Leslie McNeil, of record in Instrument No. 20220222-0019870, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 529 Ben Allen Road, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7 day of March, 2022.

Cheyenne Investments, LLC

BY: _____
Jacob Alsup

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jacob Alsup, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be president of Cheyenne Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).
WITNESS my hand, at office, this 7 day of March, 2022.

Notary Public: _____
My Commission Expires: _____

KAREN E. TINDALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/21/2024
RUTHERFORD COUNTY

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 March 7, 2022.

March 9, 2022

R. HOUSTON AKIN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 9th day of March, 2022.

Notary's Signature

My Commission Expires: 7/3/2023

Notary's Seal:

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023