Karen Johnson Davidson County
Batch# 828063 DEEDWARR
03/24/2022 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220324-0034022

This Instrument Prepared By
National Title Services, LLC
15 Century Blvd, Suite 307
Nashville, TN 37214
TN220069BC

Name and Address of New Owner:

MPES2, LLC
c/o Russell Bennett
39 Halsey Drive
Old Greenwich, CT 06870

Send Tax Bills To:

SAME

Tax Map and Parcel:043-05-0-052.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WARRANTY DEED

FOR AND IN THE CONSIDERATION of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **REBUILT REALTY, LLC, a Kentucky limited liability company** has this day bargained and sold and does hereby transfer and convey unto **MPES2, LLC a Tennessee limited liability company,** its successor, and assigns, forever, the following described real estate situated in DAVIDSON County, Tennessee, to-wit:

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 Rebuilt Realty, LLC a Kentucky limited liability company, from Jorge H. Aguilar, a married man, by Warranty Deed dated February 18, 2022, and recorded **March, 16,2022** in Instrument # **20220316-0030608**, said Register's Office.

This conveyance is made subject to all restrictions, covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto said grantee its successor and assigns, forever.

The undersigned covenants with said grantee that it is lawfully seized and possessed of said real estate; that it has a good and lawful right to convey the same and that the same is unencumbered, except the 2022 property taxes, which have been prorated between the parties.

The undersigned further covenants and binds itself, its successors, and representatives, to forever warrant and defend the title to said real estate unto said grantee, its successors, and assigns, against the lawful claims of all persons, whomsoever.

03/11/2022

WITNESS THE HAND OF THE UNDERSIGNED on this _____ day of _____, 2022.

REBUILT REALTY, LLC, a Kentucky limited liability company

By: Travis Janeway, Authorized Signor
Travis Janeway
Authorized Agent

Texas
STATE OF ~~TENNESSEE~~
COUNTY OF Collin

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Travis Janeway** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Rebuilt Realty, LLC, the within named bargainer, a limited liability company, and that he as an Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company.

WITNESS MY HAND and official seal at my office on this 03/11/2022 day of _____, 2022.

Notary Public Texas Akbar Ahmed

My commission expires: ~~05/22/2024~~

Notarized online using audio-video communication

Akbar Ahmed
ID NUMBER
132491775
COMMISSION EXPIRES
May 22, 2024

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 $310,000.00 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 11th day of March, 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.

Certificate of Authenticity

I, Martin P. 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: 10/27/2026
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