WARRANTY DEED

Karen Johnson Davidson County
Batch# 828652 DEEDWARR
03/25/2022 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20220325-0034775

STATE OF Tennessee

COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JESSICA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/23/2025
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY

Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rebuilt Realty, LLC, a Kentucky Limited Liability Company	Rebuilt Realty, LLC, a Kentucky Limited Liability Company	Parcel ID: 149 06 0 187.00
(NAME)	(NAME)	
817 Winchester Rd	817 Winchester Rd	
(ADDRESS)	(ADDRESS)	
Lexington, KY 40505	Lexington, KY 40505	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Aileen Johnson Whitson, a widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rebuilt Realty, LLC, a Kentucky Limited Liability Company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, Resubdivision of Lot 1 of A.S. Johnson Property, as shown on plat of record in Instrument No. 20020401-0038774, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Aileen Johnson Whitson, by Quitclaim Deed from Audie S. Johnson and wife, Fannie Johnson, of record in Book 7897, Page 498, in the Register's Office of Davidson County, Tennessee, dated July 25, 1989 and recorded on July 26, 1989.

Being part of the same property conveyed to Aileen Johnson Whitson, by Warranty Deed from Audie S. Johnson and wife, Fannie Johnson, of record in Book 5955, Page 637, in the Register's Office of Davidson County, Tennessee, dated July 28, 1982 and recorded on October 27, 1982.

Being part of the same property conveyed to Audie S. Johnson and wife, Fannie Johnson, by Warranty Deed from J.A. Preuett and wife, Beulah Preuett, of record in Book 1148, Page 565, in the Register's Office of Davidson County, Tennessee, dated January 07, 1941 and recorded on January 10, 1941.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2512 Johnson Ridge Road, Antioch , TN 37128

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 heirs 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 heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs 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 15th day of March, 2022

Aileen Johnson whitson aka Aileen whitson
by Steven Whitson as her duly appointed
Attorney-in-fact

Aileen Johnson Whitson aka Aileen Whitson,
by Steven Whitson as her duly appointed
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Steven Whitson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Aileen Johnson Whitson aka Aileen Whitson, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of himself, for the purposes therein contained.

Witness my hand and official seal, this the 15th day of March, 2022

Cheryl M Rodgers
Notary Public
My Commission Expires: 11-20-2023

(SEAL)

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, **Doné Oglesby**, 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 15, 2022**.

Date

Affiant Signature

03/18/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **18th** day of **March**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY