Karen Johnson Davidson County
Batch# 834499 DEEDWARR
04/05/2022 09:53:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20220405-0039082

Name and Address of New Owner:
Kortney Wilson and Ryan Vella
1423 Stratton Avenue
Nashville, TN 37206

Send Tax Bills To:
Kortney Wilson and Ryan Vella
1423 Stratton Avenue
Nashville, TN 37206

This Instrument Prepared By:
National Title Services, LLC
15 Century Boulevard, Suite 307
Nashville, TN 37214
TN-22-3010

Map & Parcel No: 061-00-0-023.03

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rebuilt Realty, LLC, a Kentucky Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kortney Wilson, an unmarried woman and Ryan Vella, an unmarried man, as tenants in common with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> 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 degrees 45 minutes west, 50 feet; thence north 72 degrees 15 minutes east, 400 feet; thence south 17 degrees 15 minutes east; thence south 72 degrees 15 minutes west 400 feet to the beginning.
>
> Being the same property conveyed to Rebuilt Realty, LLC from Cheyenne Investments, LLC by Warranty Deed dated March 7, 2022, and recorded on March 18, 2022, of record in Instrument No. 20220318-0031865, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of March, 2022.

Rebuilt Realty, LLC, a Kentucky Limited Liability Company

By: _____(SEAL)
Travis Janeway, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Hamilton

Before me, Hana Ventura of the state and county mentioned, personally appeared Travis Janeway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Rebuilt Realty, LLC, the within named bargainor, a Limited Liability Company, and that such Travis Janeway as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in 657 East 4th St Chattanooga TN 37403, this 25 day of March, 2022.

_____
Notary Signature

Printed Name: Hana Ventura

My commission expires: 01/22/2025

HANA KARLA VENTURA
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rebuilt Realty, LLC, a Kentucky Limited Liability Company

By: _____
Travis Janeway, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Hamilton

Sworn to and subscribed before me this 25 day of March, 2022.

_____
Notary Signature
My commission expires: 01/22/2025

HANI KARLA VENTURA
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 03/29/2022 ____ (date of document).

Affiant Signature

03/29/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025