Karen Johnson Davidson County
Batch# 835528 DEEDWARR
04/06/2022 10:45:30 AM 4 pgs
Fees: $23.00 Taxes: $928.70
20220406-0039752

Name and Address of New Owner:
Memphis Investment Properties III, LLC
4701 Summer Avenue
Memphis, TN 38122

Send Tax Bills To:
Same

This Instrument Prepared By:
National Title Services, LLC
15 Century Boulevard, Suite 307
Nashville, TN 37214
TN-22-3001B

Map & Parcel No: 086-10-0-077

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 **Memphis Investment Properties III, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 55 on the plan of Chapelwood, Section 2 as of record in Book 5200 at page 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rebuilt Realty, LLC by Warranty Deed from Susan B Douglas, a single person, dated March 22, 2022, recorded March 29, 2022, of record in Book 20220329-0036375 page, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 22nd day of March, 2022.

Rebuilt Realty, LLC, a Kentucky Limited Liability Company

By: Travis Janeway, Authorized Agent
Travis Janeway, Authorized Agent

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Brazoria

Before me, Tamie Nichole Mason 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 Texas, this 22nd day of March, 2022.

Tamie Nichole Mason
Notary Signature

Printed Name: Tamie Nichole Mason

My commission expires: 07/22/2023

NOTARY PUBLIC STATE OF TEXAS
Tamie Nichole Mason
ID NUMBER
132096765
COMMISSION EXPIRES
July 22, 2023

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 $251,000.00, 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

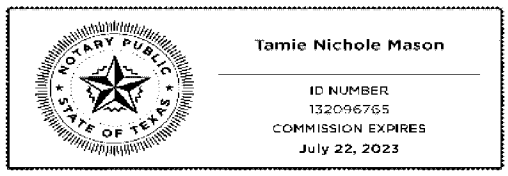
By: Travis Janeway, Authorized Agent
Travis Janeway, Authorized Agent

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Brazoria

Sworn to and subscribed before me this 22nd day of March, 2022. Signed by Travis Janeway, Authorized Agent

Tamie Nichole Mason
Notary Signature Tamie Nichole Mason
My commission expires: 07/22/2023

Notary Public, State of Texas



Notarized online using audio-video communication

Tennessee Certification of Electronic Document

I, Becky A Mead, 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 22. 2022 (date of document).

Becky A Mead
Affiant Signature

March 22, 2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 8th day of March, 2022.

Rebekkah Woolridge
Notary's Signature

MY COMMISSION EXPIRES: 12/21/2024

NOTARY'S SEAL

REBEKKAH WOOLRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY