Name and Address of New Owner:
Rebuilt Realty, LLC
817 Winchester Road
Lexington, KY 40505

Send Tax Bills To:
Same

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

Map & Parcel No: 165-13-0A-025-00

Karen Johnson Davidson County
Batch# 843100 DEEDWARR
04/20/2022 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20220420-0045729

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, **John McWhirter and wife, Sharrie McWhirter,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rebuilt Realty, LLC, a Kentucky Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> BEING all of Lot No. 363 on the Plan of Section 5, Peppertree Forest, a Portion of Peppertree, Phase 1, P.U.D., as shown by plan and survey of record in Book 7900, page 499, in the Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to John McWhirter and wife, Sharrie McWhirter from Connie Marie Kennell, a married woman by Warranty Deed, dated April 3, 2009 and recorded April 14, 2009 in Instrument No. 20090414-0033799, Register's Office for Davidson County, Tennessee.

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 they lawfully have 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 13th day of April, 2022.

John McWhirter

Sharrie McWhirter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of April, 2022, before me personally appeared John A McWhirter and Sharrie A McWhirter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of April, 2022.

TRACY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Notary Signature
My commission expires: June 23, 2024

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 $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John A. McWhirter

Sharrie A. McWhirter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of April, 2022.

TRACY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Notary Signature
My commission expires: June 23 2024

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 April 13, 2022 (date of document).

Becky A Mead
Affiant Signature

April 13, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13th day of April, 2022

Rebekkah Woolridge
Notary's Signature

MY COMMISSION EXPIRES: 12/21/2024

NOTARY'S SEAL

REBEKKAH WOOLRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY