Karen Johnson Davidson County
Batch# 844225 DEEDWARR
04/22/2022 11:55:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20220422-0046812

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 Blvd, Suite 307
Nashville, TN 37214
TN-22-3041

Map & Parcel No: 061-14-0-079.00

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, **Laura J. Breece, a married woman**, "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:

TRACT I:
Being Lot No. 32, on the plan of Locust Grove Estates, as shown on plat of record in Plat Book 1424, Page 11, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 32 fronts 60 feet on the south side of Horshoe Drive and runs back between lines, 174.4 feet on the west line, and 174.55 feet on the east line to a dead line on which it measures 60 feet.

TRACT II:
Being Part of Lot No. 77 on the Map of Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for said County, and described as follows:

Beginning at a point in the North margin of Hilltop Avenue, as shown on the Plan of Baxter Heights Subdivision, as of record in Book 2062, Page 94, Register's Office; said point being the Southeast corner of Lot No. 12 in said Subdivision; thence along the East line of said lot, North 20 degrees 31 minutes 30 seconds East 120 feet to a monument at the Northeast corner of Lot No. 12; thence along the South boundary line of Locust Grove Subdivision, as of record in Book 1424, page 11, South 72 degrees 30 minutes 30 seconds East 60 feet to a point; thence leaving said Subdivision line, South 20 degrees 31

minutes 30 seconds West 97 feet to a point in the North line of the property conveyed to Price by Cochran, by deed of record in Book 739, Page 26; thence with Price's North Line, North 72 degrees 30 minutes 30 seconds West 20.42 feet; thence along Price's West line, South 20 degrees 31 minutes 30 seconds West 23 feet to a point in the North margin of Hilltop Avenue; thence with the margin of said Avenue, North 72 degrees 30 minutes 30 seconds West 40 feet to the point of beginning.

Being the same property conveyed to Laura J. Breece, married by Warranty deed from Ruth Tomlinson Meador, unmarried of record in Book 11146, page 233, Register's Office for Davidson County, Tennessee, dated September 30, 1998 and recorded on October 06, 1998. Raimond S. Breece, III, spouse to Laura J. Breece died November 19, 2020. Laura J. Breece is now widowed and has not remarried.

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 15 day of April, 2022.

Laura J Breece (SEAL)
Laura J. Breece

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15 day of April, 2022, before me personally appeared Laura J. Breece, 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 15 day of April, 2022.

Notary Signature
My commission expires: 3424

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON 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 $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Laura J. Breece

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 11 day of April, 2022.

Notary Signature
My commission expires: 3424

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

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 15, 2022 (date of document).

Becky A Mead
Affiant Signature

April 15, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th 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