Name and Address of New Owner:
HomeofCapital LLC
9108 Barred Owl Drive
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 852209 DEEDWARR
05/09/2022 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220509-0052767

Send Tax Bills To:
Same

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

Map & Parcel No: 133-01-0-192.00

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, **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 **HomeofCapital LLC, a Tennessee Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 167 on the Map of Sunrise Heights, Second Plan, as of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 167 fronts 50 feet on the Northerly side of High Street and runs back between lines 159.3 feet on the Westerly line and 160.8 feet on the Easterly line to an alley on which it measures 50 feet, more or less.

Being the same property conveyed to Rebuilt Realty, LLC, a Kentucky Professional Limited Liability Company by Warranty Deed from Charles A. Warren, an unmarried man of record in Instrument No. 20220309-0026831 Register's Office for Davidson County, Tennessee, dated February 25, 2022 and recorded on March 09, 2022.

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 18th day of April, 2022.

Rebuilt Realty, LLC, a Kentucky Limited Liability Company

By: _____
Travis Janeway, Authorized Agent

STATE OF Tennessee
COUNTY OF Rutherford

Before me, Becky A Mead 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, this 18th day of April, 2022.

_____
Notary Signature

Printed Name: Becky A Mead

My commission expires: 04-19-2025

BECKY A. MEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202205090052767

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 $250,000.00, 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 Rutherford

Sworn to and subscribed before me this 18th day of April, 2022.

_____
Notary Signature
My commission expires: 04/19/2025

BECKY A. MEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

I, Andy Maloney, 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 4/18/2022 (date of document).

_____
Affiant Signature
Date 4/18/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 18 day of April, 2022.

_____
Notary's Signature
MY COMMISSION EXPIRES: 10/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202205090052767