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

Karen Johnson Davidson County
Batch# 853428 DEEDWARR
05/11/2022 09:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,232.56
20220511-0053750

Send Tax Bills To:
Same

This Instrument Prepared By:
National Title Services, LLC
15 Century Boulevard, Suite 307
Nashville, TN 37214
TN-22-3032AB

Map & Parcel No: 150-14-0B-014-00-CO

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, **Alice McLeod, an unmarried 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:

Being Lot No. 14 on the Final Plat of Hamilton Church Subdivision, Phase I, of record in Plat at Instrument No. 20050831-0104380, as corrected in instrument 20070216-0019954, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alice Mcleod by Quitclaim deed from Scott Mcleod of record in Instrument No. 20171213-0127151 Register's Office for Davidson County, Tennessee, dated December 01, 2017 and recorded on December 13, 2017.

Being also known as 4533 Hamilton Lane Nashville, Tennessee 37013.

This conveyance is subject to the following: 1) Property taxes for the year 2022, a lien not yet due and payable. Said taxes have been prorated between the parties as od the date of this instrument, with the Grantee paying their prorated share to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 29 day of April, 2022.

Alice McLeod (SEAL)
Alice McLeod

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29 day of April, 2022, before me personally appeared Alice McLeod, 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 this 29 day of April, 2022.

Terry Jackson
Notary Signature
My commission expires: May 7, 2024

TERRY JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

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 $333,123.77, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Amy Gregory

STATE OF OHIO
COUNTY OF HAMILTON

Sworn to and subscribed before me this 3 day of May, 2022.

Notary Signature
My commission expires:

NOTARIAL SEAL
STATE OF OHIO

MARTIN D. RINK
Attorney at Law
Notary Public - State of Ohio
Commission has no expiration date.
Section 147.03 O. R. C.

Certificate of Authenticity

I, Martin D. Rink, 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 5/3/2022.

Date

Affiant Signature

5/3/2022
Date

State of Ohio
County of Hamilton

Sworn to and subscribed before me this 3rd day of May, 2022.

Notary's Signature

My Commission Expires: 10/27/2026
Date

Notary's Seal (if on paper)

NOTARY PUBLIC STATE OF OHIO

TERA A CRANERT
Notary Public
State of Ohio
My Comm. Expires
October 27, 2026