Karen Johnson Davidson County
Batch# 864406 DEEDWARR
05/27/2022 12:58:30 PM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20220527-0061969

Name and Address of New Owner:
Issac McDonald
717 Blackstone Avenue
Nashville, TN 37115

Send Tax Bills To:
Same

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

Map & Parcel No: 052-02-0-151.00

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 Isaac MacDonald, **an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being the Easterly 20 feet of Lot No. 14, and the Westerly 55 feet of Lot No. 15, Block B, on the revised Map of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, Register's Office for said County to which Plat reference is hereby made for a more complete description of said property. Said parts of Lots adjoin and front together 75 feet on the Northerly side of Blackstone Avenue, and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Rebuilt Realty LLC, a Kentucky limited liability company by Warranty deed from Shelli Beatress Barnes, married of record in Instrument No. 20220112-0004369 Register's Office for Davidson County, Tennessee, dated December 27, 2021 and recorded on January 12, 2021.

Being also known as 717 Blackstone Avenue Nashville, Tennessee 37115.

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 19th day of May, 2022.

Rebuilt Realty, LLC, a Kentucky Limited Liability Company

By: _____(SEAL)
Travis Janeway, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Bradley
Before me, Hana Ventura 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 19 day of May, 2022.

_____
Notary Signature

Printed Name: Hana Ventura

My commission expires: 9/22/2025

HANA KARLA VENTURA
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY 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 $330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
Affiant Travis Janeway, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Bradley

Sworn to and subscribed before me this 19 day of May, 2022.

_____
Notary Signature
My commission expires: 01/22/2025

HANA KARLA VENTURA
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 May 19, 2022 (date of document).

Affiant Signature

May 20, 2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 20 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

