Karen Johnson Davidson County
Batch# 866376 DEEDWARR
06/02/2022 12:22:30 PM 4 pgs
Fees: $23.00 Taxes: $703.00
20220602-0063818

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

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
National Title Services, LLC
15 Century Boulevard, Suite 307
Nashville, TN 37214
TN-22-3114

Map & Parcel No: 034-09-0-139.00

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, **Ronald D. Hinton and wife, Pamela F. Hinton,** "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. 3 on the Plan of Gateway Subdivision, Section 2, of record in Plat Book 3300, Page 81, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Ronald D. Hinton and wife, Pamela F. Hinton by Warranty deed from Terry E. Arnold and wife, Sherrie D. Arnold of record in Book 6880, page 560, Register's Office for Davidson County, Tennessee, dated May 29, 1986 and recorded on June 9, 1986.

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 26th 27 day of May, 2022.

Ronald D. Hinton

Pamela F. Hinton

STATE OF TENNESSEE
COUNTY OF Sumner

On this 26th 27 day of May, 2022, before me personally appeared Ronald Hinton and Pamela Hinton, 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 26th 27 day of May, 2022.

Notary Signature
My commission expires: 3-4-24

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 $190,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Pamela F. Hinton Randall D. Hinton
Affiant

STATE OF TENNESSEE
COUNTY OF Sum

Sworn to and subscribed before me this 26 day of May, 2022.

Notary Signature
My commission expires: 3/24

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

202206020063818

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 May 27, 2022 (date of document).

Becky A Mead
Affiant Signature

May 27, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27th day of May, 2022

Rebekkah Woolridge
Notary's Signature

MY COMMISSION EXPIRES: 12/21/2024

NOTARY'S SEAL

REBEKKAH WOOLRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY