Karen Johnson Davidson County
Batch# 873592 DEEDWARR
06/17/2022 10:39:30 AM 5 pgs
Fees: $28.00 Taxes: $2,886.00
20220617-0069543

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-22-3135AB

Map & Parcel No: 025-00-0-082.00, 025-00-0-083.00, 025-00-0-084.00

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, **Donald Ray Barnes, Sr. and wife, Linda P. Barnes**, "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:

Land lying and being three tracts or parcels of land in Davidson County, located in Goodlettsville, Tennessee, and on Hitt Lane as described according to survey of the Fred Walker Lands by survey of Wayne S. Cooper, Sr., Surveyor, Certificate #17 dated 4-9-69 and described as follows:

TRACT I:

Beginning at a point in the centerline of Hitt Lane, said beginning point being South 52° 23' West 608.97 feet and continuing South 41° 48' West 221.40 feet as measured along the centerline of Hitt Lane from the intersection of said Hitt Lane with the westerly line of property conveyed to R.B. Fox of record in Book 2594, Page 459, said Register's Office, said intersecting point being North 4° 27' East 1,868.13 feet from the southwest corner of the said R.B. Fox property; also said beginning point being the northeast corner of the property herein conveyed; thence leaving the said Hitt Lane and running in a southeasterly direction, South 21° 00' East 800.0 feet to an iron pin; thence turning and running in a southwesterly direction, South 71° 30' West 380.0 feet to an iron pin; thence turning and running in a northwesterly direction, North 17° 40' West 726.26 feet along a fence to an iron pin in the centerline of said Hitt Lane, thence running along the centerline of said Hitt Lane and running in a northeasterly direction, North 61° 24' East 255.3

feet to an iron pin in said centerline of Hitt Lane; and continuing with the centerline of said Hitt Lane in a northeasterly direction, North 52° 23' East 85.79 feet to the point of beginning, containing 6.21 acres, more or less.

TRACT II:

Beginning at a point in the centerline of Hitt lane, said beginning point being South 61° 24' West 255.3 feet and continuing South 52° 23' West 694.76 feet and South 41° 48" West 221.40 feet as measured along the centerline of Hitt Lane from the intersection of said Hitt Lane with the westerly line of property conveyed to R.B. Fox of record in Book 2594, Page 459, said Register's Office, said intersecting point being North 4° 27' East 1,868.13 feet from the southwest corner of the said R.B. Fox property; also said beginning point being the northeast corner of the property herein conveyed; thence leaving the said Hitt Lane and running in a southeasterly direction, South 17° 40' East 726.26 feet along a fence to an iron pin; thence turning and running in a southwesterly direction, South 71° 30' West 140.0 feet to an iron pin; thence turning and running in a northwesterly direction, North 17° 51' West 701.93 feet to an iron pin in the center-line of Hitt Lane; thence running along the centerline of said Hitt Lane in a northeasterly direction, North 40° 45' East 18.7 feet to an iron pin in the centerline of said Hitt Lane; thence continuing with the centerline of said Hitt Lane in a northeasterly direction, North 50° 17' East 100.0 feet to an iron pin in the centerline of said Hitt Lane; thence continuing with the centerline of said Hitt Lane in a northeasterly direction North 61° 24' East 391.3 feet to the point of beginning, containing 5.21 acres more or less.

TRACT NO. III:

Beginning at a point in the center line of Hitt Lane, said beginning point being North 36° 46' West 42.97 feet; North 34° 00' West 100.0 feet; North 27° 24' West 100.0 feet; North 17° 07' West 100.0 feet; North 6° 23' West 100.0 feet; and North 1° 36' East 19.17 feet as measured along the center line of Hitt Lane from a spike guard in the center line of said Hitt Lane, said spike guard being the northwest corner of property conveyed to Clyde Malone of record in Book 3836, Page 496, said Register's Office; and said beginning point being the southwesterly corner of the property herein conveyed; thence leaving said Hitt Lane and running in a southeasterly direction South 70° 50' East 836.14 feet to an iron pin; thence turning and running in a northwesterly direction, North 28° 00' West 121.49 feet to an iron pin; and North 24 30' West 128.5 feet to an iron pin; thence turning and running in a northwesterly direction North 17° 51' West 701.93 feet to the center line of Hitt Lane; thence running along the center line of Hitt Lane and running in a southwesterly direction, South 40° 45' West 81.3 feet; South 29° 00' West 100.0 feet; South 21° 03' West 100.0 feet; South 12° 54' West 100.0 feet; South 1° 36' West 80.83 feet to the point of beginning, containing 5.25 acres, more or less.

Being the same property conveyed to Donald Ray Barnes, Sr, and wife, Linda P. Barnes by Deed from James E. Abernathy and wife, Bonnie W. Abernathy of record in Book 5732, page 601, Register's Office for Davidson County, Tennessee, dated April 14, 1981 and recorded on April 14, 1981.

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 13 day of June, 2022.

Donald Ray Barnes, Sr.
Donald Ray Barnes, Sr.

Linda P. Barnes
Linda P. Barnes

STATE OF TENNESSEE
COUNTY OF Davidson

On this 8th day of June, 2022, before me personally appeared Donald Ray Barnes, Sr. and Linda P Barnes, 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 8th day of June, 2022.

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

Notary Signature
My commission expires: May 7, 2024

AFFIDAVIT OF VALUE

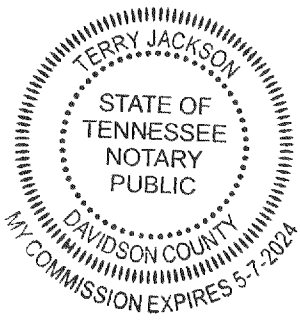
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $780,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 13 day of June, 2022.

Notary Signature
My commission expires: May 7, 2024



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 June 13, 2022 (date of document).

Becky A Mead
Affiant Signature

June 13, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13th day of June, 2022

Rebekah Woolridge
Notary's Signature

MY COMMISSION EXPIRES: 12/21/2024

NOTARY'S SEAL

REBEKAH WOOLRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY