Name and Address of New Owner:
Bingwei Liu
1321 Busiris Drive
Nashville, TN 37076

Karen Johnson Davidson County
Batch# 873771 DEEDWARR
06/17/2022 01:54:30 PM 4 pgs
Fees: $23.00 Taxes: $814.00
20220617-0069758

Send Tax Bills To:
Bingwei Liu
1321 Busiris Drive
Nashville, TN 37076

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

Map & Parcel No: 034-09-0-139

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 **Bingwei Liu, a married man,** "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 Rebuilt Realty, LLC, a Kentucky Limited Liability Company by Warranty Deed from Ronald D. Hinton and wife, Pamela F. Hinton of record in Instrument Number 20220602-0063818 Register's Office for Davidson County, Tennessee, dated May 27, 2022 and recorded on June 2, 2022.

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 20th day of May, 2022.

Rebuilt Realty, LLC, a Kentucky Limited Liability Company

By: Travis Janeway (SEAL)
Travis Janeway, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 20th day of May, 2022.

Becky A Mead
Notary Signature

Printed Name: Becky A Mead

My commission expires: 04-19-2025

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

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 $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joseph Perrone
Affiant

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Becky A Mead
Notary Signature
My commission expires:

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

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