Karen Johnson Davidson County
Batch# 876240 DEEDWARR
06/23/2022 11:34:30 AM 5 pgs
Fees: $28.00 Taxes: $3,089.50
20220623-0071742

Name and Address of New Owner:
Sweat Equity, LLC and Skyler Fox
2015 Greenwood Avenue
Nashville, TN 37206

Send Tax Bills To:
SAME AS ABOVE

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

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, **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 **Sweat Equity, LLC, a Tennessee Limited Liability Company and Skyler Fox, a single man,** "the Grantees," 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 Rebuilt Realty, LLC, a Kentucky limited liability company by Warranty Deed from Donald Ray Barnes, Sr, and wife, Linda P. Barnes of record in Instrument Number: **20220617-0069543**, Register's Office for Davidson County, Tennessee, dated June **13**, 2022 and recorded on June **17**, 2022

202206230071742

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 8th day of June, 2022.

Rebuilt Realty, LLC, a Kentucky Limited Liability Company

By: _____(SEAL)
Travis Janeway, Authorized Agent

STATE OF ~~TENNESSEE~~ LOUISIANA
COUNTY OF Terrebonne

Before me, Princess C. Robinson 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 8th day of June, 2022.

_____
Notary Signature

PRINCESS C. ROBINSON
Notary Public
Notary ID No. 53419
Lafourche Parish, Louisiana

Printed Name: _____

My commission expires: At Death

202206230071742

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 $835,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shyler Fox
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

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

Becky A Mead
Notary Signature
My commission expires: 04-19-2025

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 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

Rebekkah Woolridge
Notary's Signature

MY COMMISSION EXPIRES: 12/21/2024

NOTARY'S SEAL

REBEKKAH WOOLRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY