Name and Address of New Owner:
2010 14th Ave N LLC
209 Woodford Place
Nashville, TN 37215

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: 081-07-0-088.00

Karen Johnson Davidson County
Batch# 877110 DEEDWARR
06/24/2022 10:07:30 AM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20220624-0072283

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 **2010 14th Ave N LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 16 in Ira Crandell's Subdivision of Lots No.s 4 and 15 of Owens Buena Vista Lots as of record in Book No. 17, Page 297, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 50 feet on the Easterly side of 14th Avenue North, formerly Nance or Marr Street, and runs back between parallel lines 130 feet to an alley.

Being the same property conveyed to Rebuilt Realty, LLC, a Kentucky Limited Liabilty Company by Warranty Deed from Carol Childress, a single woman of record in Instrument No. 20220523-0059837 Register's Office for Davidson County, Tennessee, dated May 20, 2022 and recorded on May 23, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 16 day of June, 2022.

Rebuilt Realty, LLC, a Kentucky Limited Liability Company

By: _____
Travis Janeway, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Hamilton

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 16 day of June, 2022.

_____
Notary Signature

My commission expires: 01/22/2025

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 $360,000.00, 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 Hamilton

Sworn to and subscribed before me this 16 day of June, 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, 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 16, 2022 (date of document).

Becky A Mead
Affiant Signature

June 16, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 16th 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