Karen Johnson Davidson County
Batch# 882739 DEEDWARR
07/01/2022 09:07:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20220701-0076440

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

Send Tax Bills To:
Rebuilt Realty, LLC
817 Winchester Road
Lexington, KY 40505

This Instrument Prepared By:
National Title Services, LLC
15 Century Boulevard, Suite 307
Nashville, TN 37214
TN-22-3122

Map & Parcel No: 050-16-0-016.00

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, **Mary Sue Rudolph, as surviving tenant by the entirety**, "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 in Davidson County, Tennessee, being Lot No. 6 on the Plan of Sky View as of record in Book 2331, Page 54 and 55, Register's Office for Said County, to which reference is hereby made for a more particular description of said property.

Said Lot 6 fronts 159 feet on the South side of Oakview Drive and runs back 257.7 feet on the West line and 290.6 feet on the East line, to a dead line in the rear on which it measures 109.7 feet.

Being the same property conveyed to L. C. Rudolph and wife, Mary Sue Rudolph by Warranty deed from E. C. Vinson and wife, Mary Y. Vinson of record in Book 2448, page 412, Register's Office for Davidson County, Tennessee, dated June 02, 1955 and recorded on June 06, 1955. Said L.C. Rudolph became deceased on December 23, 1996 vesting Mary Sue Rudolph as surviving tenant.

This conveyance is subject to the following: 1) Property taxes for the year 2022, a lien not yet due and payable. Said taxes have been prorated between the parties as of the

date of this instrument, with the Grantee paying their prorated share to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 29th day of June, 2022.

Mary Sue Rudolph (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2022, before me personally appeared Mary Sue Rudolph, 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 29th day of June, 2022.

Notary Signature
My commission expires: 7/9/24

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7/9/2024

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 $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of June, 2022.

Notary Signature
My commission expires:

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 29, 2022 (date of document).

Becky A Mead
Affiant Signature

June 29, 2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 29th day of June, 2022

Rebekkah Woolridge
Notary's Signature

MY COMMISSION EXPIRES: 12/21/2024

NOTARY'S SEAL

