Karen Johnson Davidson County
Batch# 883559 DEEDWARR
07/05/2022 08:40:30 AM 4 pgs
Fees: $23.00 Taxes: $947.20
20220705-0076988

Name and Address of New Owner:
Hollace McKinley and Myrna McKinley
2203 Brookvalley Court
Mt. Juliet, TN 37122

Send Tax Bills To:
Hollace McKinley and Myrna McKinley
2203 Brookvalley Court
Mt. Juliet, TN 37122

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

Map & Parcel No: 096-10-0-128

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 **Hollace McKinley and Myrna McKinley, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 297 on the Plan of Cloverhill Subdivision, Section No. V of record in Plat Book 2133, Page 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rebuilt Realty, LLC, a Kentucky Limited Liability Company by Warranty deed from Peggy A. Woodall, a widower b of record in Instrument No. 20220629-0075569 Register's Office for Davidson County, Tennessee, dated June 28, 2022 and recorded on June 29, 2022.

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 29th day of June, 2022.

Rebuilt Realty, LLC, a Kentucky Limited Liability Company

By: _____(SEAL)
Dan Divjak, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Becky A. Mead of the state and county mentioned, personally appeared Dan Divjak, 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 Dan Divjak 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, at office in TN, this 29th day of June, 2022.

Becky A. Mead
Notary Signature

My commission expires: 04/19/2025

BECKY A. MEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 $256,000.00, 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 30th day of June, 2022.

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 30, 2022 (date of document).

Becky A Mead
Affiant Signature

June 30, 2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 30th 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