Karen Johnson Davidson County
Batch# 884141 DEEDWARR
07/05/2022 11:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20220705-0077341

Name and Address of New Owner:
Income Property Group, LLC
1712 Hillmont Drive
Nashville, TN 37215

Send Tax Bills To:
Income Property Group, LLC
1712 Hillmont Drive
Nashville, TN 37215

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

Map & Parcel No: 050-16-0-016

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 **Income Property Group, LLC, a 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.

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 30th 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, Cortney Jacks, 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 Davidson County, Tennessee, this 30th day of June, 2022.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

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 $295,000.00, 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:

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

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