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

Karen Johnson Davidson County
Batch# 885653 DEEDWARR
07/08/2022 09:06:30 AM 4 pgs
Fees: $23.00 Taxes: $1,548.45
20220708-0078777

This Instrument Prepared By:
15 Century Boulevard, Suite 307
Nashville, TN 37214
TN-22-3150

Map & Parcel No: 156-02-0-140.00

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, **Patricia A. Taylor**, "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. 648 on the Plan of Harpeth Woods Section of Harpeth Valley Park of record in Plat Book 4860, Page 111, in the Register's Office for Said County.

Said Lot No. 648, which is a corner lot, fronts 94.9 feet on the easterly margin of Beech Bend Drive and fronts 81.5 feet on the northerly margin of Silo Court, said frontages being joined by a curve having a length of 38.8 feet, and extends back 158.0 feet on the northerly line and 157.1 feet on the easterly line to a point of intersection.

Being the same property conveyed to Charles Leon Taylor, Jr., unmarried by Warranty deed from Dabney Pitts McCauley and husband, James Allen McCauley of record in Book 7414, page 862, Register's Office for Davidson County, Tennessee, dated November 30, 1987 and recorded on December 01, 1987. (Value or consideration shown in aforementioned deed $92,995.00.)

Being the same property conveyed to Patricia A. Taylor by QuitClaim deed from Charles L. Taylor. Jr., being one and the same person as Charles Leon Taylor, Jr of record in Instrument No. 20040421-0045086 Register's Office for Davidson County, Tennessee,

RM22298327P

dated April 20, 2004 and recorded on April 21, 2004. (Value of consideration shown in aforementioned deed $0.00.)

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 od 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 28th day of June, 2022.

Patricia A. Taylor (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2022, before me personally appeared Patricia A. Taylor, 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 28th day of June, 2022.

Notary Signature
My commission expires:
5-7-2024

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 $418,500.00, which amount is equal to or greater than the amount which the propertytransferred would command at a fair and voluntary sale.

Samantha Heumann
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of June, 2022.

Natalie Evangelista
Notary Signature
My commission expires: 4/6/2026

Commonwealth of Pennsylvania - Notary Seal
NATALIE EVANGELISTA - Notary Public
Montgomery County
My Commission Expires April 6, 2026
Commission Number 1419553

Tennessee Certification of Electronic Document

I, Samantha Herrmann, 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 6/28/2022 (date of document).

Samantha Herrmann
Affiant Signature

7/8/2022
Date

State of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this 8 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: May 17, 2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries