Karen Johnson Davidson County
Batch# 886485 DEEDWARR
07/08/2022 02:28:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20220708-0079008

Name and Address of New Owner:
2116 24th Ave 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
TN-22-3025BC

Map & Parcel No: 081-06-0-292.00

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, **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 **2116 24th Ave LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Beginning at a R.R. spike (o) at the Southwest corner of an intersection of 24th Avenue North and Simpkins Street; Thence with the Southern margin of Simpkins Street, South 80 degrees 00 minutes 00 seconds East 148.82' to an iron pin (o); Thence South 10 degrees 00 minutes 00 seconds West 74.51' to an iron pin at the base of a 30" hackberry tree; Thence North 80 degrees 00 minutes 00 seconds West 148.87' to an iron pin (o) in the Eastern margin of 24th Avenue North; Thence with said margin North 10 degrees 02 minutes 18 seconds East 74.49' to the point of beginning, containing 11090.441 square feet or 0.26 acres, more or less as per a survey by William E. Crenshaw, TN RLS No.2395, C and K Surveyors, 242 West Main St., PMB 199, Hendersonville, TN 37075, dated 4/26/2011.

Being the same property conveyed to Rebuilt Realty, LLC, a Kentucky limited liability company by Warranty Deed from Michael Willis and Betty Willis, husband and wife of record in Instrument No. 20220708-0078963 Register's Office for Davidson County, Tennessee, dated July 8, 2022 and recorded on July 8, 2022.

Being also known as 2116 24th Avenue North Nashville, Tennessee 37208.

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 7th day of July, 2022.

Rebuilt Realty, LLC, a Kentucky Limited Liability Company

By: _____
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 Tennessee, this 7th day of July, 2022.

Becky A Mead
Notary Signature

My commission expires: 04/19/2025

BECKY A MEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joseph M Ault III
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7th day of July, 2022.

Becky A Mead
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 July 8, 2022 (date of document).

Becky A Mead
Affiant Signature

July 8, 2022
Date

State of Tennessee
County of Rutherford

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

Rebekkah Woolridge
Notary's Signature

MY COMMISSION EXPIRES: 12/21/2024

NOTARY'S SEAL

REBEKKAH WOOLRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY