Name and Address of New Owner:
Mid-Tenn Properties, LLC
1061 Mount Herman Road
Southside, TN 37171

Karen Johnson Davidson County
Batch# 896061 DEEDWARR
07/29/2022 02:14:30 PM 5 pgs
Fees: $28.00 Taxes: $1,431.90
20220729-0086734

Send Tax Bills To:
Mid-Tenn Properties, LLC
1061 Mount Herman Road
Southside, TN 37171

This Instrument Prepared By:
National Title Services, LLC
15 Century Blvd, Suite 307
Nashville, TN 37214
TN-22-3199BC

Map & Parcel No: 092-09-0-157

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 **Mid-Tenn Properties, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Westerly one half of Lot No. 10 (incorrectly shown on prior deeds as the Easterly one half of Lot No. 10) on the Plan of A. W. Wills Subd. of Part of The Barrow Lands of record in Plat Book 161, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot fronts 50 feet on the South side of Torbett Avenue, and extends back between line, 122 feet more or less on the Easterly line and 129 feet on the Westerly line, to a dead line in the rear on which it measures 50 feet more or less.

Less and except that property sold to the State of Tennessee of record at Book 4136, Page 292, said Register's Office.

Being the same property conveyed to Rebuilt Realty, LLC, a Kentucky Limited Liability Company by Warranty Deed from Noble Pepper, unmarried of record in Instrument No. **20220729-0086584** Register's Office for Davidson County, Tennessee, dated July 29, 2022 and recorded on **7/29/2022**.

Property most commonly known as: 3111 Torbett Street, Nashville, TN 37209

This being investment property only, having never been the personal residence of grantor at any time. Grantor warrants that he/she never lived in the subject property as a married person and that subject property is not subject to any homestead, dower, or other martial rights or interest as contemplated by T.C.A. CODE 26-2-301, A.B. AND D, or other similar statue therein.

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 29th day of July, 2022.

Rebuilt Realty, LLC, a Kentucky Limited Liability Company

By: _____(SEAL)
Dan Divjak, Authorized Agent

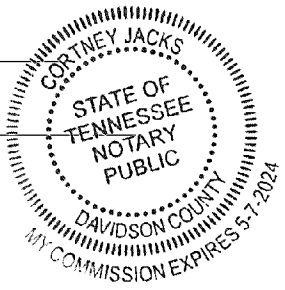
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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, this 29th day of July, 2022.

Notary Signature

My commission expires:



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 $387,000.00, 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 29th day of July, 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 July 29 2022 (date of document).

Becky A Mead
Affiant Signature

July 29 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29th 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