Karen Johnson Davidson County
Batch# 901279 DEEDWARR
08/10/2022 08:13:30 AM 5 pgs
Fees: $28.00 Taxes: $1,406.00
20220810-0090738

Name and Address of New Owner:
Sweat Equity, LLC
2015 Greenwood Avenue
Nashville, TN 37206

Send Tax Bills To:
Sweat Equity, LLC
2015 Greenwood Avenue
Nashville, TN 37206

This Instrument Prepared By:
National Title Services, LLC
15 Century Blvd, Suite 307
Nashville, TN 37214
TN-22-3232

Map & Parcel No: 061-14-0-079

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 **Sweat Equity, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

TRACT I: Being Lot No. 32, on the plan of Locust Grove Estates, as shown on plat of record in Plat Book 1424, Page 11, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 32 fronts 60 feet on the south side of Horshoe Drive and runs back between lines, 174.4 feet on the west line, and 174.55 feet on the east line to a dead line on which it measures 60 feet.

TRACT II: Being Part of Lot No. 77 on the Map of Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for said County, and described as follows:

Beginning at a point in the North margin of Hilltop Avenue, as shown on the Plan of Baxter Heights Subdivision, as of record in Book 2062, Page 94, Register's Office; said point being the Southeast corner of Lot No. 12 in said Subdivision; thence along the East line of said lot, North 20 degrees 31 minutes 30 seconds East 120 feet to a monument at the Northeast corner of Lot No. 12; thence along the South boundary line of Locust Grove Subdivision, as of record in Book 1424, page 11, South 72 degrees

30 minutes 30 seconds East 60 feet to a point; thence leaving said Subdivision line, South 20 degrees 31 minutes 30 seconds West 97 feet to a point in the North line of the property conveyed to Price by Cochran, by deed of record in Book 739, Page 26; thence with Price's North Line, North 72 degrees 30 minutes 30 seconds West 20.42 feet; thence along Price's West line, South 20 degrees 31 minutes 30 seconds West 23 feet to a point in the North margin of Hilltop Avenue; thence with the margin of said Avenue, North 72 degrees 30 minutes 30 seconds West 40 feet to the point of beginning.

Being the same property conveyed to Rebuilt Realty, LLC, a Kentucky Limited Company by Warranty Deed from Laura J. Breece, married by of record in Instrument Number: 20220422-0046812, Register's Office for Davidson County, Tennessee, dated April 15, 2022 and recorded on April 22, 2022.

Property most commonly known as: 1062 Horseshoe Drive, Nashville, TN 37216

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 9th day of August, 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 9th day of August, 2022.

Notary Signature
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 $380,000.00, 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 9th day of August, 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 August 9, 2022 (date of document).

Becky A Mead
Affiant Signature

August 9, 2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 9th day of August, 2022

Rebekkah Woolridge
Notary's Signature

MY COMMISSION EXPIRES: 12/21/2024

NOTARY'S SEAL

