Karen Johnson Davidson County
Batch# 920449 DEEDWARR
09/22/2022 11:17:30 AM 4 pgs
Fees: $23.00 Taxes: $647.50
20220922-0105404

Name and Address of New Owner:
Rebuilt Offers, LLC
817 Winchester Road
Lexington, KY 40505

Send Tax Bills To:
Rebuilt Offers, LLC
817 Winchester Road
Lexington, KY 40505

This Instrument Prepared By:
National Title Services, LLC
15 Century Boulevard, Suite 307
Nashville, TN 37214
TN-22-3215AB

Map & Parcel No: 142-06-0C-011-00-CO

# 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, **Carolyn Steele, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rebuilt Offers, LLC, a Kentucky Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in County, Tennessee, being Unit No.72-A, of Section Four Doral Country Villa, of record in Book 5050, page 61, Register's Office for County, Tennessee, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, and as more fully described in the Master Deed of record in Book 5011, page 395, amended in Book 5015, Page 251; Book 5157, Page 252; Book 5157, Page 254 and Instrument Number 20070504-0053687 said Register's Office, and the By-Laws of record in Book 5011, page 429, amended in Instrument Number 20070523-0061626, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, condition and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Doral Country Villa, contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Carolyn Gustafson Steele, unmarried by Warranty deed from Michael D. Gulla and wife, Alisha M. Gulla of record in Instrument No. 20070502-0052255 Register's Office for Davidson County, Tennessee, dated April 24, 2007 and recorded on May 02, 2007. (Value of consideration shown in aforementioned deed $127,500.00.)

Property commonly known as: 127 Williamsburg West Court, Nashville, TN 37221

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 21st day of September, 2022.

Carolyn Steele (SEAL)
Carolyn Steele

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of September, 2022, before me personally appeared Carolyn Steele, 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 21st day of September, 2022.

Karen R. Campbell
Notary Signature
My commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

## 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 $175,000.00, 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 21st day of September, 2022.

Notary Signature
My commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

**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 September 21, 2022 (date of document).

Becky A Mead
Affiant Signature

September 21, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21st day of September, 2022

Rebekkah Woolridge
Notary's Signature

MY COMMISSION EXPIRES: 12/21/2024

NOTARY'S SEAL

REBEKKAH WOOLRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY