Name and Address of New Owner:
Lilac Inc
904 Nichols Street
Pulaski, TN 38478

Send Tax Bills To:
Lilac Inc
904 Nichols Street
Pulaski, TN 38478

Karen Johnson Davidson County
Batch# 921162 DEEDWARR
09/23/2022 03:52:30 PM 5 pgs
Fees: $28.00 Taxes: $832.50
20220923-0105972

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

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

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 **Lilac, Inc.,** "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 Rebuilt Realty, LLC by Warranty deed from Carolyn Gustafson Steele, unmarried of record in Instrument No. 20220922-0105404 Register's Office for Davidson County, Tennessee, recorded on 9/22/22.

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.

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 21st day of September, 2022.

Cortney Jacks
Notary Signature

Printed Name: CORTNEY JACKS

My commission expires: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-7-2024

AFFIDAVIT OF VALUE

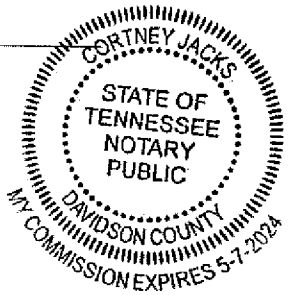
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $225,000.00, 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:



Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 9/20/22 (date of document).

Regina Sullo
Affiant Signature

9/23/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23 day of Sept, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

