Name and Address of New Owner:
Rebuilt Offers, LLC
817 Winchester Road, Suite 150
Lexington, KY 40505

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
National Title Services, LLC
15 Century Boulevard, Suite 307
Nashville, TN 37214
TN-22-3270AB

Karen Johnson Davidson County
Batch# 951677 DEEDWARR
12/14/2022 12:20:30 PM 4 pgs
Fees: $23.00 Taxes: $740.00
20221214-0129633

Map & Parcel No: 133-12-0-222.00

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, **Jeremy Ryan Hicks, heir-at-law of The Estate of Iris D. Hicks**, "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:

Being Lot No. 112 on the Plan of Section Three, Greenwood Hills of record in Plat Book 5050, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Iris D. Hicks, a married person by Warranty Deed from Christine A. Deaner and husband, John E. Hills of record in Book 9397, Page 963, Register's Office for Davidson County, Tennessee, dated June, 30, 1994 and recorded on July 05, 1994. The said Iris D. Hicks is now deceased and died intestate on September 16, 2022. Iris D. Hicks passed away as a widow, her husband James Earl Hicks died on April 23, 2019. Pursuant to Tenn. Code Ann 31-2-104(b)(2), the heirs-at-law entitled to take under the law of intestate succession are Jeremy Ryan Hicks. Affidavits of Heirship of record in Instrument Number 20221207-0127345, in the Register's Office of Davidson County, Tennessee.

Property commonly known as: 3904 Scotwood Drive, Nashville, TN 37211

This conveyance is subject to the following: 1) Property taxes for the year 2023, a lien not yet due and payable. Said taxes have been prorated between the parties as of 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 13 day of December, 2022.

_____(SEAL)
Jeremy Ryan Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13 day of December, 2022, before me personally appeared Jeremy Ryan Hicks, 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 13 day of December, 2022.

LaTonya S Smith
Notary Signature
My commission expires:

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

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 $200,000.00, 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 13 day of December, 2022.

Notary Signature
My commission expires:

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

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 December 14, 2022 (date of document).

Becky A Mead
Affiant Signature

December 14, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th day of December, 2022

Rebekkah Woolridge
Notary's Signature

MY COMMISSION EXPIRES: 12/21/2024

NOTARY'S SEAL

