Karen Johnson Davidson County
Batch# 1004694 DEEDWARR
05/18/2023 09:19:30 AM 6 pgs
Fees: $33.00 Taxes: $962.00
20230518-0037207

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $260,000

Affiant Signature

Subscribed and sworn to before me on this the 17 Day of May 2023

Notary Public

My Commission expires 03/03/2025

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Rebuilt Offers, LLC
15 Century Blvd, Suite 307,
Nashville, TN 37214
SEND TAX BILLS TO:
Rebuilt Offers, LLC
15 Century Blvd, Suite 307,
Nashville, TN 37214
MAP AND PARCEL NUMBER: Tax ID #: 05905023100

WARRANTY DEED

23NT00388

Effective the 15 Day of May, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Cledius Derwin Bryant, Sr.(1/2 interest) AND the Estate of Sylvia Jones Bryant (1/2 interest)
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
Rebuilt Offers, LLC, a Kentucky Limited Liability Company

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 236, on the Plan of Buena Vista Estates, Section 6, of record in Book 4460, page 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sylvia Jones Bryant and husband, Cledius Derwin Bryant, Sr., placed of record at Instrument No. 20100312-0019035, Register's Office of Davidson County, Tennessee. The said Sylvia Jones Bryant having since died on or about July 29, 2022. The heirs-at-law of the said Sylvia Jones Bryant. deceased, join this Deed for the purposes of conveying such interest in the above-described property as they may have by virtue of intestate succession. Further reference is made to certain Affidavits of Heirship, regarding the heirs-at-law of the said Sylvia Jones Bryant, deceased, placed of record at Instrument No. 20230516-0036407 and Instrument No. 20230516-0036428, said Register's Office. Further reference is also made to the Administration of the Estate of Sylvia Jones Bryant, deceased, filed in the Circuit Court of Davidson County, Tennessee, in Docket No. 22P1825.

Being the same property as conveyed to Sylvia Jones Bryant and husband, Cledius Derwin Bryant, Sr. by Quitclaim Deed from Sylvia Jones Bryant, f/k/a Sylvia Jones Page, dated 03/11/2010 recorded 03/12/2010 in Instrument No. 200400312-0019035, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sylvia Jones Page from Ida Kathryn Martin, unmarried, by Warranty Deed dated 07/07/2006 recorded 07/13/2006 in Instrument No. 20060713-0084608, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 4917 Boyd Dr, Nashville, TN 37218-1609
This Conveyance is being made subject to restrictions of record in book 4620, page 147 AND book 4620, page 866, Register's office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of May, 2023

Yvonne Marie Williams

Yvonne Marie Williams, Heir-At-Law of Sylvia Jones Bryant, Deceased

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Yvonne Marie Williams,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 15 day of May, 2023.

Brenade Maxwell

Notary Public

My commission expires: July 7, 2025

BRENADE MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jerry Lee Jones

Jerry Lee Jones, Heir-At-Law of Sylvia Jones Bryant, Deceased

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Jerry Lee Jones,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 15 day of May, 2023

Brenade Maxwell

Notary Public

My commission expires: July 7, 2025

BRENADE MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Teresa Steele

Teresa Steele, Heir-At-Law of Sylvia Jones Bryant, Deceased

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Teresa Steele,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 15 day of May, 2023

Brenade Maxwell

Notary Public

My commission expires: July 7, 2025

BRENADE MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Nathaniel Jones

Nathaniel Jones, Heir-At-Law of Sylvia Jones Bryant, Deceased

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Nathaniel Jones,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 15 day of May, 2023.

Brenade Maxwell

Notary Public

My commission expires: July 7, 2023

BRENADE MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Bessie Markham

Bessie Markham, Heir-At-Law of Sylvia Jones Bryant, Deceased

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Bessie Markham,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 15 day of May, 2023.

Brenade Maxwell

Notary Public

My commission expires: July 7, 2025

BRENADE MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Helen Osaige-Miller

Helen Osaige-Miller, Heir-At-Law of Sylvia Jones Bryant, Deceased

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Helen Osaige-Miller,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 15 day of May, 2023.

Brenade Maxwell

Notary Public

My commission expires: July 7, 2025

BRENADE MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Samuel Jones, Heir-At-Law of Sylvia Jones Bryant, Deceased

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Samuel Jones,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 15 day of May, 2023

Notary Public

My commission expires: July 7, 2025

BRENADE MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Samuel Jones, Administrator of the Estate of Sylvia Jones, Deceased

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Samuel Jones** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Administrator** of **The Estate of Sylvia Jones**, and that as such **Administrator**, executed the foregoing instrument for the purpose therein contained.
. Witness my hand and official seal at office, this the 15 day of May, 2023

Notary Public

My commission expires: July 7, 2025

BRENADE MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

X Cledius Derwin Bryant Sr

Cledius Derwin Bryant, Sr.

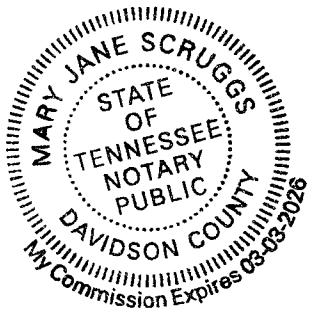
State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Cledius Derwin Bryant, Sr.** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 12th day of May, 2023.

Mary Jane Scruggs

Notary Public

My commission expires: 03/03/2026



Tennessee Certification of Electronic Document

I, Britney Garner 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 5/15/23 (date of document).

Affiant Signature

5/17/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th of May, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025