Name and Address of New Owner:
Abigail Campbell
4917 Boyd Drive
Nashville, TN 37218

Send Tax Bills To:
Abigail Campbell
4917 Boyd Drive
Nashville, TN 37218

Karen Johnson Davidson County
Batch# 1060371 DEEDWARR
10/13/2023 11:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20231013-0080310

This Instrument Prepared By:
National Title Services, LLC
15 Century Boulevard, Suite 307
Nashville, TN 37214
TN-23-3500

Map & Parcel No: 059-05-0-231.00

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 Offers, 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 **Abigail Campbell, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 236 on the Plan of Buena Vista Estates, Section 6 of record in Plat Book 4460, Page 85, 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 Rebuilt Offers, LLC by Warranty Deed from Cledius Derwin Bryant, Sr. (1/2 interest) and the Estate of Sylvia Jones Bryant (1/2) interest of record as Instrument Number 20230518-0037207, Register's Office for Davidson County, Tennessee, dated May 15, 2023 and recorded on May 18, 2023.

Property commonly known as: 4917 Boyd Drive, Nashville, TN 37218

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 12th day of October, 2023.

Rebuilt Offers, LLC, a Kentucky Limited Liability Company

By: _____ (SEAL)
Linda Hoberg, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Becky A. Mead, Notary Public of the state and county mentioned, personally appeared Linda Hoberg, Authorized Agent of Rebuilt Offers, LLC, 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 Offers, LLC, the within named bargainor, a Limited Liability Company, and that such Linda Hoberg, Authorized Agent of Rebuilt Offers, LLC 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 r.

Witness my hand and seal, this 12th day of October, 2023.

_____
Notary Signature
My commission expires: 04/19/2025

BECKY A. MEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 $354,999.00, 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 12th day of October, 2023.

Notary Signature
My commission expires: 04/19/2025

BECKY A. MEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 October 12, 2023 (date of document).

Becky A Mead
Affiant Signature

October 12, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12th day of October, 2023

Rebekkah Woolridge
Notary's Signature

MY COMMISSION EXPIRES: 12/21/2024

NOTARY'S SEAL

REBEKKAH WOOLRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY