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

Send Tax Bills To:
SAME AS ABOVE

Karen Johnson Davidson County
Batch# 1060396 DEEDWARR
10/13/2023 11:35:30 AM 4 pgs
Fees: $23.00 Taxes: $586.08
20231013-0080331

This Instrument Prepared By:
National Title Services, LLC
15 Century Boulevard, Suite 307
Nashville, TN 37214
TN-23-3459AB

Map & Parcel No: 081-03-0-222.00

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, **Alvin D. Washington, a single man**, "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. 14 on the Plan of C. E. Raymond's Plan, also known as Raymond's Subdivision of Lot No. 22 in Owen's Plan of Buena Vista of record in Plat Book 57, Page 63, 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 Alvin D. Washington, unmarried by Warranty deed from Page E. Turner, unmarried of record in Instrument No. 20060428-0048659 Register's Office for Davidson County, Tennessee, dated April 10, 2006 and recorded on April 28, 2006.

Property commonly known as: 2132 12th Avenue North, Nashville, TN 37208

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 11 day of October, 2023.

Alvin Deuel Washington (SEAL)
Alvin ~~Daniel~~ Washington
Deuel AKW/EKB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AKW
Deuel EKB

On this 11 day of October, 2023, before me personally appeared Alvin ~~Daniel~~ Washington, 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, this 11 day of October, 2023.

Ella K Butler
Notary Signature
My commission expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 $158,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Alvin Deuel Washington
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11 day of October, 2023.

Ella K Butler
Notary Signature
My commission expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 11, 2023 (date of document).

Becky A Mead
Affiant Signature

October 11, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 11th day of October, 2023

Rebekkah Woolridge
Notary's Signature

MY COMMISSION EXPIRES: 12/21/2024

NOTARY'S SEAL

