Name and Address of New Owner:
Safwat Nouh
2569 Carmine Street
Nolensville, TN 37135

Karen Johnson Davidson County
Batch# 1062525 DEEDWARR
10/18/2023 02:19:30 PM 4 pgs
Fees: $23.00 Taxes: $767.75
20231018-0081788

Send Tax Bills To:
SAME AS ABOVE

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

Map & Parcel No: 081-03-0-222

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 **Safwat Nouh, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land 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 Rebuilt Offers, LLC, a Kentucky Limited Liability Company by Warranty Deed from Alvin D. Washington, unmarried of record in Instrument No. 20231013-0080331 Register's Office for Davidson County, Tennessee, dated October 13, 2023 and recorded on October 13, 2023

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 11TH day of October, 2023.

Rebuilt Offers, LLC, a Kentucky Limited Liability Company

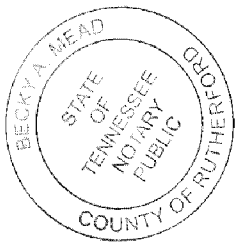
By: _____(SEAL)
Dustin Hepburn, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Becky A Mead, a Notary Public of the state and county mentioned, personally appeared Dustin Hepburn, 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 Dustin Hepburn, 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.

Witness my hand and seal, this 11th day of October, 2023.

Notary Signature
My commission expires: 04/19/2025



AFFIDAVIT OF VALUE

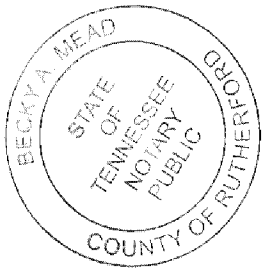
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $207,500.00, 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 11th day of October, 2023.

Notary Signature
My commission expires: 04/19/2025



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

