Karen Johnson Davidson County
Batch# 1236581 DEEDWARR
02/12/2025 11:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20250212-0010708

Name and Address of New Owner:
J&L Investment Properties, LLC
1504 Lewis Rd
Madison, TN 37115

Send Tax Bills To:
J&L Investment Properties, LLC
SAME

This Instrument Prepared By:
National Title Services, LLC
15 Century Blvd, Suite 307
Nashville, TN 37214
TN-24-4051BC.

Map & Parcel No: 119-08-0-114.00

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 **J&L Investment Properties, LLC, a Tennessee Limited Liability Company and Grace McRae, married, as her sole and separate property, as joint tenants with right of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Glengarry Park, Section I, as of record in Book 2668, page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 100 fronts 145.5 feet on the easterly side of Carry Road, and runs back 241.3 feet on the southerly line, and 297.7 feet on the northerly line, to a dead line in the rear, on which it measures 55.0 feet.

Being the same property conveyed to Charles H. Johnson and wife, Helen Brewer Johnson by Warranty Deed from Henry Hudson and wife, Ruth C. Hudson of record in Book 2992, page 311, Register's Office for Davidson County, Tennessee, dated November 04, 1959 and recorded on November 04, 1959.

Being the same property conveyed to Richard Michael Johnson by Personal Representative' s Deed from Richard Michael Johnson, Personal Representative for the Estate of Helen Brewer Johnson of record in Instrument No. 20190206-0011440 Register's Office for Davidson County, Tennessee, dated November 01, 2018 and recorded on February 06, 2019.

Charles H. Johnson died on or about May 24, 1961, leaving Helen Brewer Johnson as the surviving tenant by the entirety.

Helen Brewer Johnson died on or about November 11, 2017.

Being the same property conveyed to Rebuilt Offers, LLC a Kentucky Limited Liability Company by Warranty Deed from Richard Michael Johnson of Record in Instrument No. **20250212-0010621**

Register's Office for Davidson County, Tennessee, dated **February 6, 2025**, and recorded on **February 12, 2025**.

Property most commonly known as: 740 Currey Road, Nashville, TN 37217

This being investment property only, having never been the personal residence of grantor at any time. Grantor warrants that he/she never lived in the subject property as a married person and that subject property is not subject to any homestead, dower, or other martial rights or interest as contemplated by T.C.A. CODE 26-2-301, A.B. AND D, or other similar statue therein.

This conveyance is subject to the following: 1) Property taxes for the year 2025, 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 6th day of February, 2025.

Rebuilt Offers, LLC, a Kentucky Limited Liability Company

By: _____(SEAL)
Michael Spalding, VP, Operations &
Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Linda Hoberg of the state and county mentioned, personally appeared Michael Spalding, VP, Operations & Authorized Signer 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 VP, Operations & Authorized Signer of Rebuilt Offers, LLC, the within named bargainor, a Limited Liability Company, and that such Michael Spalding, VP, Operations & Authorized Signer of Rebuilt Offers, LLC as such VP, Operations & Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as VP, Operations & Authorized Signer.

Witness my hand and seal, at office in Nashville, TN, this 6th day of February, 2025.

Linda Hoberg
Notary Signature

Printed Name: Linda Hoberg

My commission expires: 3/9/27

LINDA HOBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $320,000.00, 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 6th day of February, 2025.

Linda Hoberg
Notary Signature
My commission expires: 3/9/27

LINDA HOBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Allison O'Brien, 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 2/6/25 (date of document).

Affiant Signature

2/12/25

Date

State of OHIO

County of HAMILTON

Sworn to and subscribed before me this 12th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: N/A

NOTARY'S SEAL

NOTARIAL SEAL
STATE OF OHIO

MARTIN D. RINK
Attorney at Law
Notary Public - State of Ohio
Commission has no expiration date.
Section 147.03 O. R. C.