Name and Address of New Owner:
Rebuilt Offers, LLC
15 Century Boulevard
Suite 307
Nashville, TN 37214

Send Tax Bills To:
Rebuilt Offers, LLC
15 Century Boulevard
Suite 307
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1254183 DEEDWARR
03/31/2025 01:26:30 PM 5 pgs
Fees: $28.00 Taxes: $638.25
20250331-0024162

This Instrument Prepared By:
National Title Services, LLC
15 Century Blvd, Suite 307
Nashville, TN 37214
TN-25-4173

Map & Parcel No: 081 07 0 404.00

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, **ALCHEMY ACQUISITIONS LLC, a Tennessee Limited Liability Company**, "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:

Land in Davidson County, Tennessee, being the Northerly 25 feet of Lot No. 3 and the Southerly 12 feet 8 inches of Lot No. 4 on the Plan of CEPHAS WOODARD SUBDIVISION OF LOTS NO: 5 AND 6 WOODARD PLAN, which plan of said Subdivision is of record in Plat Book 161, Page 174. Register's Office for Davidson County, Tennessee.

Said property part of Lot No. 3 and Southerly part of Lot No. 4 together front 37 feet 8 inches on the Easterly side of Cephas Avenue, and runs back Eastwardly between parallel lines 115 feet to an alley.

Being the same property conveyed to Alchemy Acquisitions LLC, a Tennessee Limited Liability Company, by Warranty Deed from Brandon Thornberry, a Married Man, of record in Instrument No. 20210630-0088409, in the Register's Office of Davidson County, Tennessee, dated June 25, 2021, and recorded on June 30, 2021.

Property most commonly known as: 1808 Cephas Street, Nashville, TN 37208

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 Grantor paying their prorated share to the Grantee 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 28th day of March, 2025.

ALCHEMY ACQUISITIONS LLC, a Tennessee Limited Liability Company

By: Edward Henley (SEAL)

Edward Henley, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Derrick M Bradshaw of the state and county mentioned, personally appeared Edward Henley, Member of ALCHEMY ACQUISITIONS 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 Member of ALCHEMY ACQUISITIONS LLC, the within named bargainor, a Limited Liability Company, and that such Edward Henley, Member of ALCHEMY ACQUISITIONS LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville Tennessee, this 28th day of March, 2025.

Notary Signature

Printed Name: Derrick M Bradshaw

My commission expires: 1-24-2028

DERRICK M. BRADSHAW
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 $172,500.00, 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 28th day of March, 2025.

Notary Signature
My commission expires: 1-24-2028

DERRICK M. BRADSHAW
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 3/28/25 (date of document).

Affiant Signature

3/31/25

Date

State of OHIO

County of HAMILTON

Sworn to and subscribed before me this 31st day of March, 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.