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

Karen Johnson Davidson County
Batch# 1284311 DEEDWARR
06/13/2025 01:10:30 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20250613-0046174

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

This Instrument Prepared By:
National Title Services, LLC
15 Century Boulevard, Suite 307
Nashville, TN 37214
TN-25-4220

Map & Parcel No: 094-01-0-105.00

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, **Joe W. Bradshaw, an unmarried widower**, "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 Lot No. 115 on the Plan of Payne Blakemore and Cummings Subdivision of record in Plat Book 57, Page 70, in the Register's Office for Davidson County.

Said Lot No. 115 fronts 50 feet on the Westerly side of South 14th Street and extends back between lines, measuring 153.1 feet on the Northerly side and 152.4 feet on the Southerly side, to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Joe W. Bradshaw, Jr et ux Judith Bradshaw by Warranty Deed from Thomas Ebb Moss and Bertie Lee Moss of record in Book 4616, page 165, Register's Office for Davidson County, Tennessee, dated June 27, 1972 and recorded on July 05, 1972.

Judith Bradshaw died on November 11, 2016.

Property commonly known as: 602 South 14th Street, Nashville, TN 37206

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 10th day of June, 2025.

Joe W Bradshaw (SEAL)
Joe W. Bradshaw

STATE OF TENNESSEE
COUNTY OF Davidson

On this 10th day of June, 2025, before me personally appeared Joe Bradshaw, 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, at office, this 10th day of June, 2025.

Tanya Stafford
Notary Signature
My commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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 $295,000.00, 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 10th day of June, 2025.

Notary Signature
My commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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 6/10/25 (date of document).

Affiant Signature

6/12/25

Date

State of OHIO

County of HAMILTON

Sworn to and subscribed before me this 12th day of June, 2 2025.

Notary's Signature

MY COMMISSION EXPIRES: N/A

NOTARY'S SEAL



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