Karen Johnson Davidson County
Batch# 1456430 DEEDWARR
08/07/2026 09:52:30 AM 5 pgs
Fees: $28.00 Taxes: $277.50
20260807-0072832

Name and Address of New Owner:
Palemon Villa
12339 Old Hickory Boulevard
Antioch, TN 37013

Send Tax Bills To:
Palemon Villa
12339 Old Hickory Boulevard
Antioch, TN 37013

This Instrument Prepared By:
National Title Services, LLC
15 Century Blvd, Suite 307
Nashville, TN 37214
TN-26-4531BC

Map & Parcel No: 043 01 0 050.00

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

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of EAST LAWN, Block "F", of record in Plat Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 50 feet on the South side of Elmore Street and runs back between parallel lines, along the Easterly margin of Circle Drive, 120 feet to an alley.

Being the same property conveyed to Rebuilt Offers, LLC, a Kentucky Limited Liability Company, by warranty deed from Stephanie Braswell, Attorney in Fact for John Braswell of record in Instrument No._____, in the Registers Office of Davidson County, Tennessee, dated July 28th, 2026 and recorded on _____.

Being the same property conveyed to John Braswell, by Quitclaim Deed from Odell Braswell and wife, Marie Scott Braswell, of record in Instrument No. 20100910-0071930, in the Register's Office of Davidson County, Tennessee, dated August 24, 2010 and recorded on September 10, 2010.

Being the same property conveyed to Odell Braswell and wife, Marie Scott Braswell,

by Warranty Deed from James E. Tomlin and wife, Dorothy Ann Tomlin, of record in Instrument No. 20050809-0094354, in the Register's Office of Davidson County, Tennessee, dated August 01, 2005 and recorded on August 09, 2005.

Property most commonly known as: 106 Elmore Avenue, Nashville, TN 37115

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 2026, 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 28th day of July, 2026.

Rebuilt Offers, LLC, a Kentucky Limited Liability Company

By:_____(SEAL)
AJ Androkites

STATE OF TENNESSEE
COUNTY OF DAVIDSON

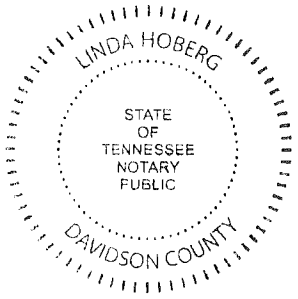
Before me, Linda Hoberg of the state and county mentioned, personally appeared AJ Androkites of Rebuilt Offers, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Rebuilt Offers, LLC, the within named bargainor, a Limited Liability Company, and that such AJ Androkites of Rebuilt Offers, LLC as such AJ Androkites, 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, at office in Nashville, TN, this 28th day of July, 2026.

Linda Hoberg
Notary Signature

Printed Name: Linda Hoberg

My commission expires: 3/9/27



AFFIDAVIT OF VALUE

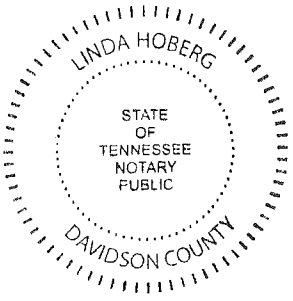
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $75,000.00, 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 28th day of July, 2026.

Notary Signature
My commission expires: 3/9/27



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Kassidy Hogan, 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 8/6/2026.

Kassidy Hogan

Affiant Signature

8/6/26

Date

STATE OF Tennessee

COUNTY OF Davidson

Sworn to and subscribed before me this 6th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 7/3/28

NOTARY'S SEAL

