Karen Johnson Davidson County
Batch# 237321 DEEDWARR
05/31/2019 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $5,143.00
20190531-0051910

WARRANTY DEED

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-29-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No. TE0004932

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allie Rothenberger and Travis Rothenberger	Same as new owner	117-12-0-143.00
(NAME)	(NAME)	
3511 Granny White Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KE Holdings, LLC, a Mississippi limited liability company** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Travis Rothenberger and Allie Rothenberger, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the northerly 86 feet of Lot No. 1 on the Plat of a part of the O. F. Noel Estate Property not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, June 2, 1937, and further described according to a survey made by John Kohl, Surveyor, dated November 10, 1976, as follows:

Beginning at an iron pin on the westerly margin of the Granny White Pike at a point 223 feet north of the northerly margin of Graybar Lane, formerly Watkins Avenue; thence with the westerly margin of said Pike, north 3 degrees east 86 feet to an iron pipe; thence north 88 degrees west 169.4 feet to an iron pipe at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, south 2 degrees west 86 feet to an iron pin; thence south 88 degrees east 167.2 feet to the beginning.

Being the same property conveyed to KE Holdings, LLC, a Mississippi limited liability company, by Quitclaim Deed, from Billy Don Finto, Trustee of the Don and Martha Finto Revocable Living Trust, of record in Instrument Number 20180402-0030066, in the Register's Office of Davidson County, Tennessee, dated March 29, 2018 and recorded on April 2, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3511 Granny White Pike, Nashville, TN 37204

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of May, 2019.

KE Holdings, LLC

Leslie A Garside

By: Leslie A. Garside, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Leslie A. Garside, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Agent of KE Holdings, LLC, a Tennessee LLC, the within named bargainor, and that she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by herself as Authorized Agent.

Witness my hand this 30th day of May, 2019.

Marcy Morgan

Notary Public

My commission expires: 3·3·20

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Dakotah Harvey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary Seal (if on paper)

