This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue Soutb, Suite 102
Nashville, TN 37212
File Number: 4-20-8199

Karen Johnson Davidson County
Batch# 461190 DEEDWARR
08/20/2020 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20200820-0094300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Affiant

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 20th day of August, 2020.

Notary Public
My Commission Expires: 7/9/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
KE Holdings, LLC PO Box 2701 Oxford, MS 38655	New Owner	118-02-0-132

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Betty Alexander, an unmarried widow**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **KE Holdings, LLC, a Mississippi Limited Liability Company**, 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 all of Lot No. 73, Map of Kirkwood Heights, The W.T. Berry Estate, Section No. 5, according to survey and plat of same appearing of record in Book 1130, page 22, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Dewees Avenue, the common corner of Lots Nos. 73 and 74; thence around the margin of Dewees Avenue being a curve, southeasterly 115.7 feet to a point; thence continuing with said Dewees Avenue southerly 129.8 feet to a point; thence westerly along the south line of Lot No. 73, 79.1 feet to the common corner of Lots Nos. 73 and 74; thence with the line between said Lots Northerly 200.6 feet to the point of beginning.

Being the same property conveyed to Clifford Alexander and wife, Betty Alexander by Warranty Deed from Karen Smith, unmarred, dated April 15, 2002, recorded April 23, 2002, of record in Instrument No. 20020423-0050107, Register's Office for Davidson County, Tennessee.

Clifford Alexander having since died June 15, 2019, leaving Betty Alexander as surviving tenant by the entirety.

This is improved property located at: **800 Dewees Avenue, Nashville, TN 37204.**

This conveyance is made subject to 1) Property taxes for the year 2020 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 thereof 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of August, 2020.

GRANTOR:

Betty Alexander

Betty Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Betty Alexander, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of August, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Jim Myers

Notary Public
My Commission expires: _____

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

