WARRANTY DEED

Karen Johnson Davidson County
Batch# 544027 DEEDWARR
12/31/2020 01:16:13 PM 3 pgs
Fees: $18.00 Taxes: $9,028.00

20201231-0155189

File No. OA0007924

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,440,000.00.

KB
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2020.

Ashley Schad
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Zachary Quinn	Zachary Quinn	
(NAME)	(NAME)	
1209 Sweetbriar Ave	2269 River Rd. S	118-01-0-037.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37212	St. Marys Point, MN 55043	
(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,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY QUINN, AN UNMARRIED MAN,** 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 more particularly described as follows:

Beginning at a concrete monument on the Southerly margin of Sweetbrier Avenue, said point being 215 feet West of the Westerly margin of Granny White Pike; thence South 3 degrees 52 minutes West a distance of 303.98 feet to an iron pin; thence North 88 degrees 11 minutes West, a distance of 50 feet to an iron pin; thence North 3 degrees 57 East, a distance of 303.98 feet to an iron pin; said point being on the Southerly margin of Sweetbrier Avenue; thence along the Southerly margin of Sweetbrier Avenue South 86 degree 08 minutes East, a distance of 50 feet to the point of beginning. Being Lot 7B on plan of W.L.B. Lawrence Plan, Resubdivision of Lot 7 of record in Plat Book 4350, page 14, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jimmie Bryant, Sr. and Jimmie Bryant, Jr., by Warranty Deed from Edward C. Anderson, Jr., of record in Book 10479, page 122, Register's Office for Davidson County, Tennessee, dated May 23, 1997 and recorded on June 04, 1997. The said Jimmie Bryant, Sr. died on April 29, 2012, leaving his children, Annie Stanford, Shirley Bryant-Lowe and Jimmie Bryant, Jr. as his heirs at law. The said Shirley Bryant-Lowe predeceased the said Jimmie Bryant, Sr., leaving her children, Rhonda Lowe and Cheryl Lowe-Kirkwood as her surviving heirs at law, as evidenced by Affidavit of Heirship of record in Instrument Number 20200508-0048266, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jimmie Bryant, Jr., by Quitclaim Deed from Cheryl Lowe-Kirkwood of record in Instrument No. 20130618-0062129 Register's Office for Davidson County, Tennessee, dated February 26, 2013 and recorded on June 18, 2013.

Being the same property conveyed to Jimmie Bryant, Jr., by Quitclaim Deed from Bennie Johnson, Jr., of record in Instrument No. 20130618-0062130 Register's Office for Davidson County, Tennessee, dated May 13, 2013 and

recorded on June 18, 2013.

Being the same property conveyed to Jimmie Bryant, Jr., by Quitclaim Deed from Rhonda Lowe of record in Instrument No. 20130618-0062131 Register's Office for Davidson County, Tennessee, dated May 01, 2013 and recorded on June 18, 2013.

Being the same property conveyed to Jimmie Bryant, Jr., by Quitclaim Deed from Annie Stanford of record in Instrument No. 20130618-0062132 Register's Office for Davidson County, Tennessee, dated April 09, 2013 and recorded on June 18, 2013.

Being the same property conveyed to Jimmie Bryant, Jr., by Quitclaim Deed from Edwinna Carr of record in Instrument No. 20130717-0073954, Register's Office for Davidson County, Tennessee, dated July 05, 2013 and recorded on July 17, 2013.

Being the same property conveyed to James R. Sigler, married by Warranty Deed from Jimmie Bryant, Jr., of record in Instrument No. 20191216-0129712, Register's Office for Davidson County, Tennessee, dated December 11, 2019 and recorded on December 16, 2019.

Being the same property conveyed to KE Holdings, LLC, a Mississippi Limited Liability Company dba Ascent Construction by Warranty Deed from James R. Sigler, married, of record in Instrument No. 20200508-0048268, Register's Office for Davidson County, Tennessee, dated May 01, 2020 and recorded on May 08, 2020. (Value of consideration shown in aforementioned deed $700,000.00.)

Being also known as 1209 Sweetbriar Ave., Nashville, Tennessee 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1209 Sweetbriar Ave, Nashville, TN 37212

(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 21st day of December, 2020.

KE Holdings LLC

By: Leslie Garside, authorized agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Leslie 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, 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 himself/herself as Authorized Agent.

Witness my hand this 21st day of December, 2020.

Notary Public

My commission expires:

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

