Karen Johnson Davidson County
Batch# 563546 DEEDWARR
01/28/2021 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20210128-0012763

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$440,000.00** (Four Hundred Forty Thousand).

AFFIANT

Subscribed to and sworn before me this 27th day of January, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES: 11-6-23

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
KE Holdings, LLC 802 Dewees Avenue Nashville, TN 37204	**KE Holdings, LLC** **PO Box 2701** **Oxford, MS 38655**	11802013100

WARRANTY DEED

FOR AND IN 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/WE, **HOLLY K. CORREA, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE **GRANTOR(S),** 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(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Lying and being in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot No. 74 on the Plan of Kirkwood Heights S/D, Section 5, as of record in Book 1130, Page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 60.0 feet on the southerly margin of DeWees Avenue and runs back between lines measuring 200.6 feet on the easterly line and 197.4 feet on the westerly line to a dead line in the rear measuring 60.0 feet thereon.

Being the same property conveyed to Holly K. Correa by deed from Raymond Howard Chavers and wife, Helen R. Chavers of record in Instrument No. 20010709-0072648, dated July 2, 2001 and recorded July 9, 2001, Register's Office for Davidson County, Tennessee.

Holly K. Correa and Holly Katherine B. Correa is one and the same person.

Being also known as 805 Dewees Avenue, Nashville, Tennessee 37204

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **802 DEWEES AVENUE** **NASHVILLE, TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number: GTE File: 2020125932

WITNESS, this 27th day of January, 2021

Holly K. Correa

Holly K. Correa

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of January, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Holly K. Correa** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 27th day of January, 2021.

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

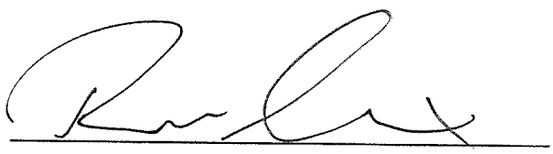
Notary Public

Commission Expires: _____

LTSR Number: GTE File: 2020125932

Certificate of Authenticity

I, Ryan Lux, 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.

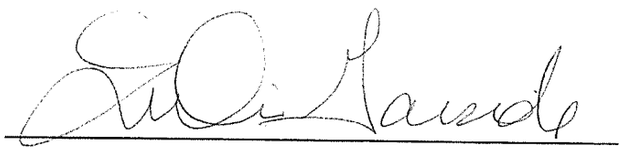


Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux 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: 1/3/23

Notary's Seal (If on paper)

