Prepared by:
Record and Return To:
Chapman and Rosenthal Title, In
10 Burton Hills Blvd., Suite 13(
Nashville, TN 3721[illegible]

WARRANTY DEED

Karen Johnson Davidson County
Batch# 612164 **DEEDWARR**
04/12/2021 10:05:19 AM 2 pgs
Fees: $13.00 Taxes: $3,963.10

20210412-0047985

File No. AO-20-6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,071,108.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

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
Benjamin Bahil and Denise Bahil	NEW OWNER	
(NAME)	(NAME)	
6013 Andover Drive		158-08-0-012.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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/we, **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 **Benjamin Bahil and Denise Bahil, 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 Lot No. 518 on the Plan of Hillsboro Park, Section 11 of record in Plat Book 2900, Page 74, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to EM J. Ghianni and wife Dorothy C. Ghianni by Warranty deed from Luther Christman and wife Dorothy B. Christman of record in Book 4597, page 611, Register's Office for Davidson County, Tennessee, dated April 28, 1972 and recorded on May 01, 1972.

Being the same property conveyed to EM J. Ghianni by Quitclaim deed from Dorothy C. Ghianni of record in Book 10293, page 779, Register's Office for Davidson County, Tennessee, dated December 13, 1996 and recorded on December 18, 1996.

The said Em J. Ghianni tied testate on September 9, 2019 and by his will in case no. 19P-1806 in the Circuit Court for Davidson County, Tennessee, he devised this property to Eric A. Ghianni and Timothy C. Ghianni.

Being the same property conveyed to KE Holdings LLC, a Mississippi limited liability company by Warranty deed from Eric A. Ghianni and Timothy C. Ghianni of record in Instrument No. 20200611-0059771 Register's Office for Davidson County, Tennessee, dated June 01, 2020 and recorded on June 11, 2020.

Being also known as 6013 Andover Drive Nashville, Tennessee 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 7th day of April, 2021.

KE ~~Holdings~~ LLC, a Limited Liability Company
By: Leslie A. Garside, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said state and county mentioned, 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 such person to be Authorized Agent of KE Holdings LLC, the within named bargainor, a Limited Liability Company, and that such Leslie A. Garside as such Authorized Agent, 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, Tennessee, this 7th day of April, 2021.

Notary Signature

Printed Name:_____

My commission expires:_____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024