Karen Johnson Davidson County
Batch# 637867 DEEDWARR
05/17/2021 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $3,520.99
20210517-0066427

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$951,620.00** (Nine Hundred Fifty One Thousand Six Hundred Twenty).

AFFIANT

Subscribed to and sworn before me this 12th day of May, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES: 4/30/22 (NOTARY SEAL)

TIFFANY WHITTLE NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

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 PO Box 2701 Oxford, MS 38655	**SAME AS NEW OWNER**	1310005000

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, **PATRICIA LYNNE COLES, UNMARRIED AND LISA COLES ALEXANDER, MARRIED** 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:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Section Two, First Addition, Seven Hills Subdivision of record in Book 2663, Page 51, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the South margin of Burton Valley Road at the corner of Lots No. 101 and 102; thence with the line between said lots, southerly 189.8 feet to a corner of Lot No. 100; thence with the line between Lots No. 100 and 101, easterly 194.4 feet to the westerly margin of Villa Green Drive; thence with the margin of the same, northerly 202.5 feet to the beginning of a curve; thence around said curve, northwesterly 41.02 feet to the south margin of Burton Valley Road; thence with the margin of the same, westerly 87.09 feet to a concrete monument; continuing with margin of the same, westerly 135.25 feet to the point of beginning.

Being the same property conveyed to Patricia Lynne Coles and Lisa Coles Alexander by deed from Patricia Lynne Coles and Lisa Coles Alexander, Co-Executrixes, of the Estate of John H. Coles, III, deceased, of record in Instrument No. 20210312-0032864, dated March 11, 2021 and recorded on March 12, 2021, Register's Office for Davidson County, Tennessee.

The said Lisa Coles Alexander hereby makes oath that the above described property has never been the marital residence of Lisa Coles Alexander.

John Rosselot executes this instrument as Attorney-in-Fact on behalf of Lisa Coles Alexander, pursuant to the Power of Attorney recorded in Instrument No. ___202105170066426_____, Register's Office for Davidson County, Tennessee.

Being also known as 1401 Burton Valley Road, Nashville, Tennessee 37215.

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: **1401 BURTON VALLEY ROAD** **NASHVILLE, TN 37215**

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: 2021046084

WITNESS, this 12th day of May, 2021

Patricia Lynne Coles

Lisa Coles Alexander

By: Attorney in Fact

By: John Rosselot, as her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of May, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Patricia Lynne Coles** 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 12th day of May, 2021.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of May, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Rosselot**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Lisa Coles Alexander**, and acknowledged that he executed that same as the free act and deed of the said **Lisa Coles Alexander.**

WITNESS my hand and official seal this the 12th day of May, 2021.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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's Seal (If on paper)

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