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|---|---|---|
| **This document prepared by (and after recording return to):** | | |
| **Name:** | **William Davis, Attorney, P.C.** | |
| **Address:** | **219 Ward Circle, Ste 6** | |
| **City, State, Zip:** | **Brentwood, TN, 37027** | |
| **Phone:** | **615-369-0039** | |

Karen Johnson Davidson County
Batch# 672713 DEEDWARR
07/08/2021 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $4,680.50
20210708-0091856

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# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Stewart F. Kresge and wife, Madelyn Lundin Kresge,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **KE Holdings, LLC, a Mississippi Limited Liability Company**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 20 and Lot No. 22 on the Plan of Chickering Valley, of record in Book 2331, pages 121, 122 and 123, Register's Office for said County.

Said Lot No. 20 fronts 229.7 feet on the southwesterly side of Chickering Lane and runs back between lines, 561.6 feet on the southeasterly line and 562 feet on the northwesterly line to a point, and being triangular in shape.

Said Lot No. 22 fronts 183 feet on the southwesterly side of Chickering Lane and runs back between lines, 722.7 feet on the southeasterly line and 832.3 feet on the northwesterly line, to a dead line in the rear on which it measures 138.7 feet.

Being the same property conveyed to Stewart F. Kresge and wife, Sue Z. Kresge by Warranty deed from Dorothy Louise Midgett Komisar, a single person of record in Book 5046, page 175, Register's Office for Davidson County, Tennessee, dated July 14, 1976 and recorded on July 15, 1976. Being the same property conveyed to Stewart F. Kresge by Quitclaim deed from Sue Z. Kresge of record in Book 5845, page 724, Register's Office for Davidson County, Tennessee, dated January 01, 1982 and recorded on January 28, 1982.

This is improved property also known as 2201 Chickering Lane Nashville, Tennessee 37215.

Map and Pacel: 144-14-0-005.00

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 30th day of June, 2021.

Stewart F. Kresge -Grantor

Madelyn Lundin Kresge-Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stewart F. Kresge and Madelyn Lundin Kresge, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30 day of June, 2021.

NOTARY PUBLIC

(SEAL) W. WILLIAM DAVIS — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF WILLIAMSON

My Commission Expires: 11-24-2024

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$1,265,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 30th day of June, 2021.

Affiant

NOTARY PUBLIC

(SEAL) TIFFANY WHITTLE — STATE OF TENNESSEE NOTARY PUBLIC — SHELBY COUNTY

My commission expires: 4/30/22

| Grantee(s) Name, Address: | Send Tax Statement To: |
|---|---|
| FE HOLDINGS, LLC. | NEW OWNER |
| P.O. BOX 1047 | P.O. BOX 1047 |
| OXFORD, MS 38655 | OXFORD, MS 38655 |

Certificate of Authenticity

I, Allison Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on JUNE 30th, 2021.

Date

Affiant Signature

JULY 7, 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of July, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON