WARRANTY DEED

Karen Johnson Davidson County
Batch# 705353 DEEDWARR
08/26/2021 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20210826-0115294

File No. AT-21-778

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 4/30/22

(AFFIX SEAL)

TIFFANY WHITTLE NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

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
KE Holdings, LLC	NEW OWNER	
(NAME)	(NAME)	
2109 10th Avenue South	P.O. BOX 647	105-13-0-158.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	OXFORD, MS 38655	
(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, **A&W, LLC, a Arkansas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, 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, 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 the North 20.0 feet of Lot No. 10 and the South 30.0 feet of Lot No. 11 on the plan of McAlister property and being a subdivision of part of Lot No. 3 on the plan of W.L.B. Lawrence Land of record in plat Book 421, page 10 and Book 21, Page 148, register's office for Davidson County, Tennessee.

Said parts of Lots No. 10 and 11 front together 50.0 feet on the Westerly side of 10th Avenue, South, formerly Pomeroy Avenue, and run back between parallel lines, 188.0 feet to an alley.

Being the same property conveyed to A and W, LLC, an Arizona Limited Liability Company by Warranty deed from Evan Andrew Young Hackett, unmarried of record in Instrument No. 20110726-0057090 Register's Office for Davidson County, Tennessee, dated July 22, 2011 and recorded on July 26, 2011.

Being also known as 2109 10th Avenue South Nashville, Tennessee 37204.

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 2nd day of August, 2021.

A&W LLC, an Arkansas Limited Liability Company

By:_____
Alan Lawson, Statutory Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary of the state and county mentioned, personally appeared Alan Lawson, 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 Statutory Agent of A&W LLC, the within named bargainor, a Limited Liability Company, and that such Alan Lawson as such Statutory Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Statutory Agent.

Witness my hand and seal, at office in Nashville, this 2nd day of August, 2021.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

JOSHUA L. HUNTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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 AUGUST 2, 2021.

Date

Affiant Signature

AUGUST 25, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of August, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)