Karen Johnson Davidson County
Batch# 718216 DEEDWARR
09/16/2021 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20210916-0124630

WARRANTY DEED

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

W-AR-21-915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
KE Holdings, LLC	NEW OWNER	
(NAME)	(NAME)	
915 Gilmore Ave	P.O. BOX 1647	**118-01-0-288.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	OXFORD, MS 38655	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIE B. LOCKRIDGE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KE HOLDINGS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 84 on the Map of Montrose Place, as of Record in Book 57 Page 93, Register's Office for said County.

Said Lot No. 84 fronts 50 feet on the Southerly side of Gilmore Avenue and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Willie B. Lockridge and wife, Ruby H. Lockridge by Warranty Deed from Frank P. Mayer and wife, Naomi Wheeler Mayer of record in Book 4130, page 279, Register's Office for Davidson County, Tennessee, dated April 27, 1967 and recorded on May 11, 1967.

The said Ruby H. Lockridge died on February 19, 1989, leaving Willie B. Lockridge, as the surviving tenant by the entirety.

THIS instrument is being executed in behalf of Willie B. Lockridge, pursuant to a Power of Attorney executed by same on the 2nd day of December, 2020 and of record in Instrument No. 20210729-0102294, Register's Office for said County.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **915 Gilmore Ave, Nashville, Tennessee 37205**.

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. 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(s) this the 31st DAY OF AUGUST, 2021.

Willie B Lockridge by Sherrie Regina Josephine Hilton Attorney in Fact

Willie B. Lockridge by Sherrie Regina Josephine Hilton
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRIE REGINA JOSEPHINE HILTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIE B. LOCKRIDGE, and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIE B. LOCKRIDGE.

Witness my hand and official seal, this the ~~4th~~ 31st of August, 2021.

Rocco J Marcello

Notary Public
My Commission Expires: 5/5/25
(SEAL)

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

~~RETURN TO:~~
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 31, 2021**.

Date

Affiant Signature

August 31, 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31st** day of **August**, 20**21**.

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