Karen Johnson Davidson County
Batch# 723087 DEEDWARR
09/24/2021 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20210924-0128313

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/30/22

(AFFIX SEAL)

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Y-TC-21-1002

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) P.O. BOX 1647	(NAME) P.O. BOX 1647	**118-01-0-230.00**
(ADDRESS) OXFORD, MS 38655	(ADDRESS) 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, **BENJAMIN LEWIS DUBOSE, EXECUTOR OF THE ESTATE OF NORMA J. DUBOSE N/K/A NORMA JEAN DAVIS**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KE HOLDINGS, LLC, A 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:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Dr. L.G. Noel's Second Subdivision of Idlewild of record in Plat Book 332, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 52 fronts 50 feet, more or less, on the Northerly side of Paris Avenue, formerly Pope Avenue, and runs back between Parallel Lines 150 feet more or less, to an alley.

Being the same property conveyed to Norma J. DuBose by Warranty deed from Jack F. Stringham, II and wife, Anne R. Stringham of record in Book 6038, page 971, Register's Office for Davidson County, Tennessee, dated April 12, 1983 and recorded on April 15, 1983.

The said Norma J. DuBose a/k/a Norma Jean Davis having since died testate on or about June 29, 2020. Her Last Will and Testament having been probated in Probate Docket No. 21P1371, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Benjamin Lewis DuBose, a/k/a Lewis DuBose having been named Executor and Devisee.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 77, 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: **1002 Paris Avenue, Nashville, Tennessee 37204**.

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 13th DAY OF SEPTEMBER, 2021.

Benjamin Lewis DuBose, Executor of the Estate of Norma J. DuBose n/k/a Norma Jean Davis

BY: _____
Benjamin Lewis DuBose
Executor

BY: _____
Benjamin Lewis DuBose aka Lewis DuBose
Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN LEWIS DUBOSE, EXECUTOR OF THE ESTATE OF NORMA J. DUBOSE N/K/A NORMA JEAN DAVIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 13th of September, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN LEWIS DUBOSE, AKA LEWIS DUBOSE, DEVISEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 13th of September, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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 SEPTEMBER 13, 2021.

Date

Affiant Signature

9/22/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of September, 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