WARRANTY DEED

Karen Johnson Davidson County
Batch# 750667 **DEEDWARR**
11/08/2021 11:03:13 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20211108-0148802

File No. AT-21-1520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Catherine Clearwater
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2021

Tiffany White
Notary Public

MY COMMISSION EXPIRES: 4/30/22

(AFFIX SEAL)

TIFFANY WHITE 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
R.L. Moore, Trustee of Dewees Avenue Trust dated 10/22/2021	New Owner	
(NAME)	(NAME)	118021O000100CO
800 Dewees Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **KE Holdings, LLC, a Mississippi Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **R.L. Moore, Trustee of Dewees Avenue Trust dated 10/22/2021**, 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 Situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 802 Dewees Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No 20210129-0013398, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Holly K. Correa by Warranty deed from Raymond Howard Chavers and wife, Helen R. Chavers of record in Instrument No. 20010709-0072648 Register's Office for Davidson County, Tennessee, dated July 2, 2001 and recorded on July 09, 2001.

Being the same property conveyed to KE Holdings, LLC., a Mississippi Limited Liability Company by Warranty deed from Holly K. Correa, an unmarried woman of record in Instrument No. 20210128-0012763 Register's Office for Davidson County, Tennessee, dated January 27, 2021 and recorded on January 28, 2021.

Being also known as 800 Dewees Avenue 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 5th day of November, 2021.

KE Holdings, ~~LLC~~, a Mississippi Limited Liability Company

By: _____
~~Leslie~~ A. Garside, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notaryof the state and county mentioned, personally appeared Leslie A. Garside, 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 Leslie A. Garside, Authorized Agent of KE Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Leslie A. Garside as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of November, 2021.

Tiffany Whittle
Notary Signature

Printed Name: Tiffany Whittle

My commission expires: 4/30/22

