Karen Johnson Davidson County
Batch# 760747 DEEDWARR
11/24/2021 02:31:43 PM 2 pgs
Fees: $13.00 Taxes: $10,360.00
20211124-0156397

WARRANTY DEED

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No. AT-21-1665

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
Michael David Nohrden	new owner	
(NAME)	(NAME)	104-11-0-293.00
2518 Blair Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 Liabilty Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael David Nohrden, married,** 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 Lot No. 141 on the Plan of Bransford Realty Companys Sudivision of the Edgar Jones Home Place of record in Plat Book 421, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William A. Kelly, Jr. and wife, Joy Kelly by Warranty deed from Susan B. O'Donnell and husband, Hugh J. O'Donnell of record in Instrument No. 20180504-0042899 Register's Office for Davidson County, Tennessee, dated May 02, 2018 and recorded on May 04, 2018.

Being the same property conveyed to KE Holdings, LLC, a Mississippi limited liability company by Warranty deed from William A Kelly, Jr and wife, Joy Kelly of record in Instrument No. 20200819-0093070 Register's Office for Davidson County, Tennessee, dated August 14, 2020 and recorded on August 19, 2020.

Being also known as 2518 Blair Boulevard Nashville, Tennessee 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 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.

JM-BMK-21-2518

Witness my/our hand this 22nd 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 Notary of 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 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 22nd day of November, 2021.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024