Karen Johnson Davidson County
Batch# 763559 DEEDWARR
12/01/2021 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20211201-0158307

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2021

Notary Public

MY COMMISSION EXPIRES: 4/3/22

(AFFIX SEAL)

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

File No. AT-21-1484

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 J. Burrell and Sonya L. Burrell	NEW OWNERS	
(NAME)	(NAME)	
802 Dewees Avenue	802 DEWEES AVENUE	118-02-1O-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	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 Liabilty Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Burrell Jr. and Sonya Burrell, husband and wife**, 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 B, 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 a portion of 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 02, 2001 and recorded on July 09, 2001.

Being a portion of 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. (Value of consideration shown in aforementioned deed $440,000.00.) Being also known as 802 Dewees Avenue A & B Nashville, Tennessee 37204.

This is property more commonly known as 802 Dewees Avenue, Nashville, TN 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 10th 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. Gariside, 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 10th day of November, 2021.

Tiffany Whittle
Notary Signature

Printed Name: Tiffany Whittle

My commission expires: 4/30/22

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

NOT VALID for recording

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 November 10, 2021.

Date

Affiant Signature

11/23/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of November, 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