Karen Johnson Davidson County
Batch# 817254 DEEDWARR
03/08/2022 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $10,360.00
20220308-0026341

WARRANTY DEED



File No. AT-21-1810

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 23rd day of February, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
John Calipari and Ellen Calipari	John Calipari and Ellen Calipari	
(NAME)	(NAME)	
1901 Sweetbriar Avenue	**1901 Sweetbriar Ave**	117-04-0-052.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**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 Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Calipari and Ellen Calipari, 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 in Davidson County, Tennessee, being the easterly 70 feet of Lot No. 253 on the Map of the Belmont Land Company's Subdivision called Belmont Heights, as of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, and 1/2 of 19th Avenue South (formerly Altura Place) as closed by City of Nashville Bill No. 1548 and more particularly described as follows:

Beginning at an iron rod (set) on the southerly right-of-way of Sweetbriar Avenue, a 60-foot public right-of-way, at the northeasterly property corner of a tract of land conveyed to Sara Hurst etux as of record in Book 6013, Page 218, Register's Office for Davidson County, Tennessee, said iron rod being the northwesterly property corner of the herein described tract; thence, with the southerly right-of-way line of said Sweetbriar Avenue, South 82 degrees 03 minutes 18 seconds East, 95.43 feet to an iron rod (set) at the northwesterly property corner of a tract of land conveyed to Spencer Dowdall etux as of record in Instrument No. 20170601-0054601, Register's Office for Davidson County, Tennessee; thence, leaving the southerly right-of-way line of Sweetbriar Avenue and with the westerly property line of said Dowdall, South 08 degrees 04 minutes 45 seconds West, 174.58 feet to an iron rod (set) in the northerly margin of alley No. 957, a 15-foot wide alley; thence, with the northerly margin of alley No. 957, North 82 degrees 04 minutes 30 seconds West, 95.43 feet to an iron rod (set) at the southeasterly property corner of the aforementioned Sara Hurst etux property; thence, with the easterly property line of said Hurst, North 08 degrees 04 minutes 45 seconds East, 174.61 feet to the point of beginning and containing 16,662 square feet or 0.38 acres, more or less, as shown on survey dated March 12, 2021 by James G. Terry, TN R.L.S. #2287, Job Number: 2021-112

Being the same property conveyed to KE Holdings, LLC, a Mississippi Limited Liability Company by Warranty deed from Jeffrey Whyte and Sarah Whyte, husband and wife of record in Instrument No. 20210401-0043368 Register's

Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 01, 2021.

This is property more commonly known as 1901 Sweetbriar Avenue, Nashville, TN 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.

Witness my/our hand this 23rd day of February, 2022.

KE Holdings LLC, a Mississippi Limited Liability Company

By: _____
Leslie A. Garside, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Elizabeth Cooper 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 this 23rd day of February, 2022.

_____
Notary Signature
My commission expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **2/23/2022** (date of document).

Affiant Signature

2/23/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23** day of **February**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

