THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340041** Karen Johnson Davidson County Batch# 838182 DEEDWARR 04/12/2022 08:20:30 AM 3 pgs Fees: $18.00 Taxes: $5,402.00 20220412-0041926	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,460,000.00. Affiant Subscribed and sworn to before me, this 29th day of March, 2022. Notary Public My Commission Expires:

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 8, 202

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
KE Holdings LLC 4000 Harding Place Nashville TN 37215	KE Holdings, LLC P.O. Box 647 Oxford, MS 38655	Tax Parcel ID No. 130 07 0 121.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margaret Lane Johnson Palubicki, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KE Holdings, LLC, a Mississippi limited liability company**, ("Grantees"), its heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 1 on the Map of Fitzpatrick's Resubdivision of Lot Nos. 214, 215, 216, part of 9th Street closed, part of Lot No. 217, and part of Brighton Road, closed, on the Plan of Royal Oaks Land Co's Subdivision of the Baker Tract, of record in Book 421, Pages 102 and 103, Register's Office for said County, said Fitzpatrick's Resubdivision being unrecorded, and described according to a copy of a survey thereof by Z.J. Wilkinson, surveyor, April 10, 1947.

Beginning at a point in the Northerly margin of Harding Place, at an iron pin 17 feet East of the original Westerly margin of Brighton Road or Avenue, now closed, being the Southwest corner of H.A. Wilk's property; thence along the margin of Harding Place Westerly 149 feet to a point, the corner of Lot Nos. 1 and 2; thence with the line between said lots, Northerly 335 feet to a point, the corner of said lots and of Lot Nos. 5 and 6; thence with the line between Lots Nos. 1 and 6, Easterly 143.2 feet to a point, now Wilk's West line, thence with his West line, South 1" 25' West 340 feet to the beginning.

Being the same property conveyed to Margaret Lane Johnson Palubicki, by Quitclaim Deed From Mary Anne Rippey, Trustee of the Jane K. Ogles Irrevocable Residence Trust, of record in Instrument No. 20210112-0005192, in the Register's Office of Davidson County, Tennessee, dated January 11, 2021 and recorded on January 12, 2021. Said property was never the marital residence of Grantor. Jane K. Ogles having died on November 22, 2021 in Davidson County, Tennessee extinguishing any life estate interest.

Being the same property conveyed to Margaret Lane Johnson Palubicki, (which consist of an 83% interest) by Quitclaim Deed From Jane K. Ogles, of record in Instrument No. 20201230-0154603, in the Register's Office of Davidson County, Tennessee, dated December 29, 2020 and recorded on December 30, 2020.

Being the same property conveyed to Elizabeth Jane Johnson and Margaret Lane Johnson, Co-Trustees of the Jane K. Ogles Irrevocable Residence Trust, an undivided 8.5% interest, by Quitclaim Deed From Jane K. Ogles, of record in Instrument No. 20120103-0000182, in the Register's Office of Davidson County, Tennessee, dated January 3, 2012 and recorded on January 03, 2012.

Being the same property conveyed to Elizabeth Jane Johnson and Margaret Lane Johnson, Co-Trustees of the Jane K. Ogles Irrevocable Residence Trust, an undivided 8.5% interest, by Quitclaim Deed From Jane K. Ogles, of record in Instrument No. 20111230-0102235, in the Register's Office of Davidson County, Tennessee, dated December 29, 2011 and recorded on December 30, 2011.

Being the same property conveyed to Jane K. Ogles, a widow, by Quitclaim Deed From Jane K. Ogles, a widow, and General Partner in the Jane K. Ogles Family Limited Partnership, and Cathy O. Fuqua, Mary Ann Johnson, Elizabeth Jane Johnson, Margaret Lane Johnson, Joseph Burgess Johnson, Charles Martin Johnson, Katherine Graham Fuqua, and Thomas A. Fuqua, as Limited Partners in the Jane K. Ogles Family Limited Partnership, of record in Instrument No. 20031014-0152350, in the Register's Office of Davidson County, Tennessee, dated September 13, 2003 and recorded on October 14, 2003.

Being the same property conveyed to Jane K. Ogles Family Limited Partnership, by Quitclaim Deed From Jane K. Ogles, of record in Book 9558, Page 549, in the Register's Office of Davidson County, Tennessee, dated December 23, 1994 and recorded on December 29, 1994.

Being the same property conveyed to Charles M. Ogles and wife Jane K. Ogles, by Warranty Deed From Kate Augusta Wilsdorf, of record in Book 3342, Page 488, in the Register's Office of Davidson County, Tennessee, dated February 14, 1962 and recorded on February 20, 1962. The said Charles M. Ogles is deceased, and the said property was owned by Jane K. Ogles by right of survivorship.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Royal Oaks Land Co's Subdivision of the Baker Tract, as recorded in Plat Book 421, Page(s) 102 & 103;.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1493, Page 450.

This is improved property located at 4000 Harding Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2022.

Margaret Lane Johnson Palubicki

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Margaret Lane Johnson Palubicki, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2022.

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023

Notary Public
My Commission Expires: _____

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **March 29, 2022**.

Affiant Signature

March 29, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29th** day of **March**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON