Karen Johnson Davidson County
Batch# 882677 DEEDWARR
07/01/2022 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $17,760.00
20220701-0076364

37116

WARRANTY DEED

File No. BC-22-2652

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

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
The Palmer Revocable Trust #1	Same As New Owner	
(NAME)	(NAME)	131-10-0-050.00
1401 Burton Valley Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 **The Palmer Revocable Trust #1, under trust agreement dated May 27, 2022, as amended**, 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. 101 on the Plan of Section Two, First Addition, Seven Hills Subdivision of record in Book 2663, Page 51, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the South margin of Burton Valley Road at the corner of Lots No. 101 and 102; thence with the line between said lots, Southerly 189.8 feet to a corner of Lot No. 100; thence with the line between Lots No 100 and 101, Easterly 194.4 feet to the Westerly margin of Villa Green Drive; thence with the margin of the same, Northerly 202.5 feet to the beginning of a curve; thence around said curve, Northwesterly 41.02 feet to the South margin of Burton Valley Road; thence with the margin of the same, Westerly 87.09 feet to a concrete monument; continuing with the margin of the same, Westerly 135.25 feet to the point of beginning.

Being the same property conveyed to KE Holdings, LLC, a Mississippi Limited Liability Company, by Warranty Deed from Patricia Lynne Coles and Lisa Coles Alexander of record in Instrument No. 20210517-0066427 Register's Office for Davidson County, Tennessee, dated May 12, 2021 and recorded on May 17, 2021.

This is property more commonly known as 1401 Burton Valley Road, Nashville, TN 37205.

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 30th day of June, 2022.

KE Holdings, LLC, a Mississippi Limited Liability Company

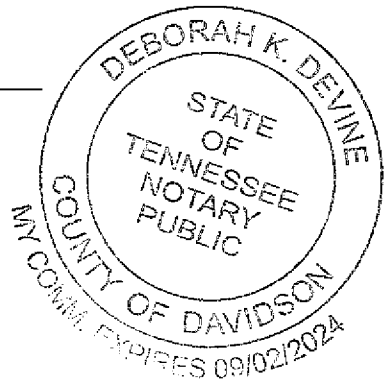
By: _____
Leslie A. Garside, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, THE UNDERSIGNED 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 30th day of June, 2022.

_____
Notary Signature
My commission expires:_____



TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 6/30/22

GEORGE E. MUDTER, JR.
Dated 6/30/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 6/30/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

