WARRANTY DEED

Karen Johnson Davidson County
Batch# 892418 DEEDWARR
07/22/2022 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20220722-0083988

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

File No. BC-22-2785

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 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
Harry,Parry & Plapp, LLC	**Harry, Parry & Plapp, LLC**	
(NAME)	(NAME)	
1406 5th Avenue North	**1225 Davidson Rd.**	082-09-0-088-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**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 **Harry,Parry & Plapp, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. I:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 40 FEET OF LOT NO. 64 ON THE PLAN OF D.T. MCGAVOCK'S FIRST ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 10, PAGES 606 AND 609, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 64 FRONTS 40 FEET ON THE EASTERLY SIDE OF 5TH AVENUE, NORTH, FORMERLY SUMMER STREET, AND EXTENDS BACK BETWEEN PARALLEL LINES 174 FT., MORE OR LESS TO AN ALLEY.

TRACT NO. II:
A STRIP OF LAND 9 INCHES IN WIDTH, BEING A PART OF THE NORTH PORTION OF LOT NO. 65 IN THE D.T. MCGAVOCK'S FIRST ADDITION TO NASHVILLE, A PLAN OF WHICH IS OF RECORD IN BOOK 10, PAGES 606 AND 609, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID 9 INCH STRIP OF LAND RUNS ALONG THE DIVIDING OR MARGINAL LINE BETWEEN LOTS 64 AND 65 ON SAID PLAN, FRONTING 9 INCHES ON THE EAST SIDE OF 5TH AVENUE, NORTH, FORMERLY SUMMER STREET, AND RUNNING BACK BETWEEN PARALLEL LINES, FOLLOWING SAID MARGIN BETWEEN SAID TWO LOTS, A DISTANCE OF 172 FEET, MORE OR LESS, TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO KE HOLDINGS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM BBW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD AS INSTRUMENT NO. 20181128-0116047 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 27, 2018 AND RECORDED ON NOVEMBER 28, 2018.

This is property more commonly known as: 1406 5th Avenue North, Nashville, TN 37208

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 19th day of July, 2022.

KE Holdings, ~~LLC,~~
a Mississippi ~~Limited~~ Liability Company

By: _____
~~Leslie~~ A. Garside, authorized agent

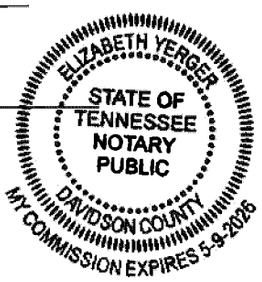
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Elizabeth Yerger 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 she 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 Franklin, Tennessee this 19th day of July, 2022.

Elizabeth Yerger
Notary Signature

My commission expires: _____



Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Leslie Garside, 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 **7/19/2022**.

Date

Affiant Signature

7/21/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21st** day of **July**, 20**22**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025