WARRANTY DEED

Karen Johnson Davidson County
Batch# 909565 DEEDWARR
08/30/2022 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20220830-0097574

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
KE Holdings, LLC	KE Holdings, LLC	Parcel ID: 118-02-0-005.00
(NAME) PO Box 647	(NAME) PO Box 647	
(ADDRESS) Oxford, MS 38655	(ADDRESS) Oxford, MS 38655	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joanna Larkins, a single woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KE Holdings, LLC, a Mississippi Limited Liability Company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 17 on the Plan of Bransford Realty Company's Montrose Park Subdivision of record in Book 547, Page 25, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 52 feet on the Southwesterly margin of Vaulx Lane formerly Kirkman Avenue and extends back along the Northwesterly margin of Montrose avenue 230 feet on the Southeasterly line and 229 feet on the Northwesterly line to a dead end line in the rear, measuring 52 feet thereon.

Being the same property conveyed to Joanna Larkins by Installment Deed from Beulah H. Dickens, dated June 7, 1971 and recorded June 8, 1971 in Book 4509, Page 70, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2509 Vaulx Lane, Nashville, TN 37204

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 our hands this 26th day of August, 2022

Joanna Larkins by Darlene Birdsong attorney-in-fact
Joanna Larkins by Darlene Birdsong, attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Darlene Birdsong, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joanna Larkins, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Joanna Larkins, for the purposes therein contained.

Witness my hand and official seal, this the 26th day of August, 2022.

Notary Public

My Commission Expires:

(SEAL)

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

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 **August 26, 2022**.

Affiant Signature

August 26, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

26th day of **August**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

