RECORDING INFO	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration for this transfer or value of property transferred (whichever is greater) is $240,000.00 Affiant Sworn to and subscribed before me this 28th day of November, 2022. Notary Public My Commission Expires: 07/09/24
Karen Johnson Davidson County Batch# 948576 DEEDWARR 12/06/2022 02:00:04 PM 4 pgs Fees: $23.00 Taxes: $888.00 20221206-0127254	
PREPARED BY AND RETURN TO: Webb Sanders PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Kake Trucking LLC 3234 Amanda Belle Southhaven, MS 38671	New Owner(s)	034-13-0-070.00

THIS GENERAL WARRANTY DEED is made and effective as of the 28rd day of November, 2022 (the "***Effective Date***"), by and between:

LAUREE ANNE KEITH DORRIS, JEREMY ROBERT KEITH, JEFFREY DANIEL KEITH, JENNIE LYNNE KEITH, AND ROBERT DANIEL KEITH, JR. ("***Grantor***"); and

KAKE TRUCKING, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Being Lot 25 and 26, Block A on the Plan of Eastlawn as of Record in Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert D. Keith by Warranty deed from Dorothy I. Keith of record in Book 11735, page 251, Register's Office for Davidson County, Tennessee, dated July 06, 1999 and recorded on November 08, 1999 and being the same property conveyed to Robert D. Keith by Quitclaim deed from Dorothy I. Keith of record in Instrument No. 20060331-0036573 Register's Office for Davidson County, Tennessee, dated December 22, 2003 and recorded on March 31, 2006.

The said Robert D. Keith died intestate on April 6, 2021, leaving heirs at law, Lauree Anne Keith Dorris, Jeremy Robert Keith, Jeffrey Daniel Keith, Jennie Lynne Keith, and Robert Daniel Keith, Jr., pursuant to Affidavits of Heirship of record in Instrument No. 202209290107583 and in Instrument No. 202209290107584, Register's Office for Davidson County, Tennessee

Return to:
Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File No. LR-CITY-22-199

The property being conveyed herein is not the primary residence of the Grantors herein.

This is improved property commonly known as 199 Welworth St, Madison, TN 37115.

This conveyance is being made subject to (i) taxes for the year 2022, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. All matters shown on the Plan of record in Plat Book 547, Page(s) 153 and 154, Register's Office for Davidson County, Tennessee.

2. Restrictions of record in Book 3805, Page 772 amended in Book 3928, page 954, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4007, Page 547, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Lauree Anne Keith Dorris

Jeremy Robert Keith

Jeffrey Daniel Keith

Jennie Lynne Keith

Robert Daniel Keith, Jr.

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, LAUREE ANNE KEITH DORRIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of November, 2022.

Patti Robitaille
Notary Public

My Commission Expires:

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-01-2023

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, JEREMY ROBERT KEITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of November, 2022.

Patti Robitaille
Notary Public

My Commission Expires:

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-01-2023

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, JEFFREY DANIEL KEITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of November, 2022.

Patti Robitaille
Notary Public

My Commission Expires:

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-01-2023

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, JENNIE LYNNE KEITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of November, 2022.

Patti Robitaille
Notary Public

My Commission Expires: _____

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2023

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, ROBERT DANIEL KEITH, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of November, 2022.

Patti Robitaille
Notary Public

My Commission Expires: _____

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2023