Karen Johnson Davidson County
Batch# 957169 DEEDWARR
01/03/2023 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $11,655.00
20230103-0000330

WARRANTY DEED

File No. EY-22-3688

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2023

Notary Public

MY COMMISSION EXPIRES: 11-21-24
(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
Rachel Lynn Mitchell and Jeffrey Layne Mitchell, II	same	
(NAME)	(NAME)	144-14-0-005.00
2201 Chickering Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 **Rachel Lynn Mitchell and Jeffrey Layne Mitchell, II, wife and husband**, 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. 20 and Lot No. 22 on the Plan of Chickering Valley, of record in Book 2331, Pages 121, 122 and 123, Register's Office for said County.

Said Lot No. 20 fronts 229.7 feet on the Southwesterly side of Chickering Lane and runs back between lines, 561.6 feet on the Southeasterly line and 562 feet on the Northwesterly line to a point, and being triangular in shape.

Said Lot No. 22 fronts 183 feet on the Southwesterly side of Chickering Lane and runs back between lines, 722.7 feet on the Southeasterly line and 832.3 feet on the Northwesterly line, to a dead line in the rear on which it measures 138.7 feet.

Being the same property conveyed to Stewart F. Kresge by Quitclaim Deed from Sue Z. Kresge of record in Book 5845, Page 724, Register's Office for Davidson County, Tennessee, dated January 01, 1982 and recorded on January 28, 1982.

Being the same property conveyed to KE Holdings, LLC, a Mississippi limited liability company by Warranty Deed from Stewart F. Kresge and wife, Madelyn Lundin Kresge of record in Instrument No. 20210708-0091856, Register's Office for Davidson County, Tennessee, dated June 30, 2021 and recorded on July 08, 2021.

This is property more commonly known as 2201 Chickering Lane, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 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 3rd day of January, 2023.

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

By: _____
Leslie G. Hayes, Authorized Agent

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

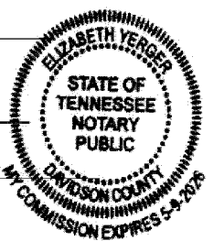
Before me, Elizabeth Yerger of the state and county mentioned, personally appeared **Leslie G. Hayes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of KE Holdings LLC, the within named bargainor, a Mississippi Limited Liability Company, and that such Leslie G. Hayes 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 ~~Tom~~ Franklin, this 3rd day of January, 2023.

Amyerger
Notary Signature

Printed Name: _____

My commission expires: _____



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 January 3, 2023.

J. Carlton Drumwright

January 3, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 3, 2023.

Notary

My Commission Expires: 11/21/26

