WARRANTY DEED

Karen Johnson Davidson County
Batch# 960910 DEEDWARR
01/13/2023 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $9,065.00
20230113-0002992

File No. EY-22-3750

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,450,000.00

Keegan McCree
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2025

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
Dennis Patrick Kirby and Gwendolyn Marie Kirby, Trustees of The Kirby Family Trust dated June 3, 2016	Same as new owner	
(NAME) 1002 Paris Avenue	(NAME)	118-01-0-230.00
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(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 **Dennis Patrick Kirby and Gwendolyn Marie Kirby, Trustees of The Kirby Family Trust dated June 3, 2016, and any amendments thereto**, 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. 52 on the Plan of Dr. L.G. Noel's Second Subdivision of Idlewild, of record in Book 332, Page 77, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 52 fronts 50 feet, more or less, on the Northerly side of Paris Avenue, formerly Pope Avenue, and runs back between Parallel Lines 150 feet more or less, to an alley.

Being the same property conveyed to KE Holdings, LLC, a Limited Liability Company by Warranty Deed from Benjamin Lewis Dubose, Executor of the Estate of Norma J. Dubose n/k/a Norma Jean Davis of record in Instrument No. 20210924-0128313 Register's Office for Davidson County, Tennessee, dated September 13, 2021 and recorded on September 24, 2021.

This is property more commonly known as 1002 Paris Avenue, Nashville, TN 37204.

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 11th day of January, 2023.

KE Holdings, LLC, a Mississippi Limited Liability Company

By: _____
Leslie G. Hayes, Authorized Agent

STATE OF TENNESSEE
COUNTY OF 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 Franklin, TN, this 11th day of January, 2023.

Notary Signature

Printed Name:_____

My commission expires:_____

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

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

Certificate of Authenticity

I, Elizabeth Yerger, 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 11, 2023**.

Affiant Signature

January 13, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

13th day of **January**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024