# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005089 DEEDWARR
05/18/2023 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20230518-0037402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY**
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P23-5917-WE

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| KE Holdings, LLC | NEW OWNER | 117-16-0-220-00 |
| (NAME) | (NAME) | |
| P. O. Box 2701 | | |
| (ADDRESS) | (ADDRESS) | |
| Oxford, MS 38655-4400 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Thousand And No/100 Dollars ($700,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ALBERT WAYNE CRIM, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KE HOLDINGS, LLC A MISSISSIPPI 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 I**

**Lot No. five (5) in block thirteen (13), in the College Park Subdivision, a plan of which subdivision is of record in the Register's Office of Davidson County, Tennessee, in Book 843, page 29, to which reference is here made for a further and more particular description of said property.**

**Said lot of land fronts fifty (50) feet on the south line of Maplehurst Land and runs back between parallel lines to a depth of 157 feet on the east line and 157.9 on the west line.**

**TRACT II**

**Being the westerly 1/2 of Lot No. 6 of Block 13 on the Map of College Park, as of record in Book 843, page 29, Register's Office for said County.**

**Said part of said lot fronts 25 feet on the southerly side of Maplehurst Lane and runs back 157 feet on the westerly line and 156 feet 7 1/2 inches more or less on the easterly line, to a dead line in the rear, measuring 25 feet thereon.**

**Being the same property conveyed to Albert Wayne Crim by Warranty deed from Albert Wayne Crim, Executor of the Estate of Sophia Marie Neal Crim and Gary Horace Crim, Sr., individually, of record in Instrument No. 20161121-0122730 Register's Office for Davidson County, Tennessee, dated November 17, 2016 and recorded on November 21, 2016.**

Joy R. Crim joins in the execution of this instrument to convey her interest in the property as spouse of Grantor to the Grantee.

unimproved ☐
This is improved ☒ property, known as 1019 Maplehurst Lane, Nashville, TN 37204
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors 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 11th day of May, 2023.

Albert Wayne Crim

Joy R. Crim

Joy R Crim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Albert Wayne Crim and Joy R. Crim,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11 day of May, 2023.

My Commission Expires: 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

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 **May 11, 2023**.

Affiant Signature

**May 18, 2023**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

**18th** day of **May**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

