Karen Johnson Davidson County
Batch# 1028653 DEEDWARR
07/20/2023 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $6,937.50
20230720-0056005

WARRANTY DEED

File No. AT-23-4022

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/08/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2023

Notary Public

MY COMMISSION EXPIRES: 7/4/2024

(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
KEF Land Holdings, LLC	**New Owner**	
(NAME) 3819 Bedford Avenue	(NAME) **P.O. Box 150809**	117-14-0-016.00
(ADDRESS) Nashville, TN 37215	(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, **David Ashley Walker, William Croft Walker and Dorothy Jean Findley, Trustees of Mary Jean Walker Revocable Living Trust dated October 14, 2005**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEF Land Holdings, LLC, a Tennessee Limited Liability Company**, 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 the south 75 feet of lot 6, Block C on the Map of Hillsboro Views Development Company's Subdivision of record in Book 974, pages 63 and 64, Register's Office for said county. Said part of said lot fronts 75 feet on the west side of Bedford Avenue, and runs back between parallel lines 191 feet to a dead line.

Being the same property conveyed to The Mary Jean Walker Revocable Living Trust, dated October 14, 2005 by Quitclaim deed from Mary Jean Walker, a single person of record in Instrument No. 20060223-0021322 Register's Office for Davidson County, Tennessee, dated February 23, 2006 and recorded on February 23, 2006.

This is property more commonly known as 3819 Bedford Avenue, 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 19th day of July, 2023.

Mary Jean Walker Revocable Living Trust
dated October 14, 2005

By: _____
David Ashley Walker, Trustee

By: _____
William Croft Walker, Trustee

By: _____
Dorothy Jean Findley, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared David Ashley Walker, William Croft Walker and Dorothy Jean Findley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Trustees of the Mary Jean Walker Revocable Living Trust dated October 14, 2005, the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand, at office, this 19th day of July, 2023.

_____
Notary Signature
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **July 19, 2023**.

Date

Affiant Signature

July 20, 2023

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **20** day of **July**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025

Date

Notary's Seal (if on paper)