WARRANTY DEED

Karen Johnson Davidson County
Batch# 1074265 DEEDWARR
11/21/2023 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20231121-0090638

File No. EY-23-5672

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Shelley Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 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
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Porter Family Limited Partnership	New Owner	
(NAME) 2109 10th Avenue South	(NAME) P.O. Box 40746	105-13-0-158.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(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 **Porter Family Limited Partnership, a Tennessee Partnership**, 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 North 20.0 feet of Lot No. 10 and the South 30.0 feet of Lot No. 11 on the plan of McAlister property and being a subdivision of part of Lot No. 3 on the plan of W.L.B. Lawrence Land of record in plat Book 421, page 10 and Book 21, Page 148, register's office for Davidson County, Tennessee.

Said parts of Lots No. 10 and 11 front together 50.0 feet on the Westerly side of 10th Avenue, South, formerly Pomeroy Avenue, and run back between parallel lines, 188.0 feet to an alley.

Being the same property conveyed to KE Holdings, LLC a Mississippi limited liability company by Warranty Deed from A&W LLC an Arkansas limited liability company, dated August 2, 2021 and recorded August 26, 2021 in Instrument No. 20210826-0115294, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 2109 10th Avenue South, 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 15th day of November, 2023.

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

By: _____
Leslie Hayes, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Leslie Hayes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Authorized Agent of KE Holdings LLC, the within named bargainor, a Mississippi limited liability company, and that she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of KE Holdings LLC, a Mississippi limited liability by herself as Authorized Agent.

Witness my hand and seal, at office in Franklin, IN, this 15th day of November, 2023.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

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

Certificate of Authenticity

I, Shelby Smith, 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 **11/15/23**.

Shelby Smith

Affiant Signature

11/21/23

Date

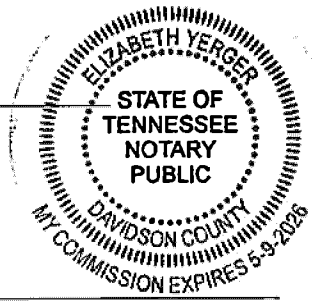
State of Tennessee

County of Williamson

Sworn to and subscribed before me this

21 day of **November**, 20**23**.

Notary's Signature



My Commission Expires:

Notary's Seal (if on paper)