Karen Johnson Davidson County
Batch# 1103352 DEEDWARR
02/21/2024 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $12,210.00
20240221-0011986

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2024

Notary Public

MY COMMISSION EXPIRES: 5.9.2026

(AFFIX SEAL)

MARY E. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

File No. EY-23-4763

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
1323 Harding Place, LLC	NEW OWNER	
5865 Ridgeway Center Pkwy (NAME) ~~1323 Harding Place~~ Ste. 200	(NAME)	131-11-0-054.00
(ADDRESS) ~~Nashville, TN 37215~~ Memphis, TN 38120	(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 **1323 Harding Place 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 Lot No. 13 on the Plan of Seven Hills Subdivision, Section I, as shown by plat of record in Plat Book 2133, Pages 81 and 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steve R. Darnell and wife Barbara J. Darnell by Warranty Deed from Alexandre Bonnin and Hsiao Huei Wu of record in Instrument Number 20101108-0089396, in the Register's Office for Davidson County, Tennessee, dated November 05, 2010 and recorded on November 08, 2010.

Being the same property conveyed to KE Holdings LLC, a Mississippi Limited Liability Company by Warranty Deed from Steve R. Darnell and Barbara J. Darnell, husband and wife of record in Instrument Number 20220309-0026792, in the Register's Office for Davidson County, Tennessee, dated February 25, 2022 and recorded on March 09, 2022.

This is property more commonly known as 1323 Harding Place, 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 21st day of February, 2024.

KE Holdings, LLC, a Mississippi Limited Liability Company

By: _____
Leslie Hayes, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

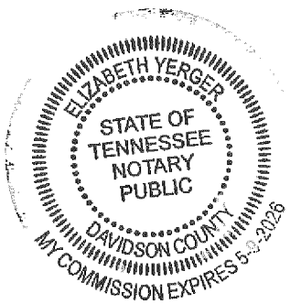
Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Leslie Hayes**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of KE Holdings,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

Witness my hand and seal, at office in Franklin, TN, this 21st day of February, 2024.

_____
Notary Signature

Printed Name:_____

My commission expires:_____



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 February 21st 2024 (date of document).

Regina Sullo
Affiant Signature

2.21.2024
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 21st day of February, 2024

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

