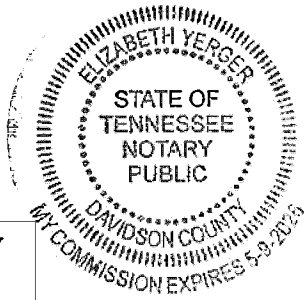
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF May, 20__.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1137709 DEEDWARR
05/21/2024 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20240521-0037954

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KE Holdings LLC	KE Holdings, LLC	
(NAME)	(NAME)	
3605 Rainbow Place	P. O. Box 2701	118 14 0 079.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Oxford, MS 38655-4400	
(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, WE, **NIKKI SIZEMORE AND ADAM SIZEMORE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KE HOLDINGS LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, 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 35 feet front and 30.2 feet rear of Lot No. 25 and the South 54.5 front and rear of Lot No. 24 on the Map of MARENGO PARK, SECTION "C" of record in Plat Book 1130, Page 21, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said parts of said lots adjoin and front together 89.5 feet on the Westerly side of Rainbow Road and run back between lines 216.8 feet, more or less, on the Northerly line of part of Lot No. 24 and 213.25 feet, more or less, on the Southerly line of part of Lot No. 25, to a dead line, on which they measure 84.7 feet.

Being the same property conveyed to Nikki Sizemore and Adam Sizemore, wife and husband, by Warranty Deed from Mary Shasteen Terrell and husband Mark William Terrell, of record in Instrument No. 20230412-0026870, in the Register's Office of Davidson County, Tennessee, dated April 12, 2023 and recorded on April 12, 2023.

Being the same property conveyed to Mary Shasteen Terrell and husband Mark William Terrell, as tenants by the entireties, by Quitclaim Deed from Mary Shasteen Terrell, a married woman, being formerly known as Mary V. Shasteen, of record in Instrument No. 20210608-0076459, in the Register's Office of Davidson County, Tennessee, dated May 26, 2021 and recorded on June 08, 2021.

MS2024-598

Being the same property conveyed to Mary V. Shasteen, an unmarried woman, by Warranty Deed from Heather E. Rosdeutscher, an unmarried woman, of record in Instrument No. 20160617-0061404, in the Register's Office of Davidson County, Tennessee, dated June 15, 2016 and recorded on June 17, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3605 Rainbow Place, Nashville, TN 37204
(House Number) (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 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 hand this 21st day of May, 2024

Nikki H. Sizemore
NIKKI SIZEMORE

Adam Sizemore
ADAM SIZEMORE

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 Nikki Sizemore and Adam Sizemore, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of May, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

MS2024-598

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 21, 2024**.

Affiant Signature

May 21, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

21st day of **May**, 20**24**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

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