WARRANTY DEED

Karen Johnson Davidson County
Batch# 1166343 DEEDWARR
08/05/2024 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $10,360.00
20240805-0059338

File #24-PA-1300-P

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August 2024.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
KE Holdings LLC	**KE Holdings LLC**	
(NAME)	(NAME)	
PO Box 2701	**PO Box 2701**	**117 12 0 148.00**
(ADDRESS)	(ADDRESS)	
Oxford, MS 38655-4400	**Oxford, MS 38655-4400**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOHN BASS AND FELICIA BASS, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KE HOLDINGS LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being Lot No. 5 on an unrecorded Map of a part of the NOEL PROPERTY lying East of Belmont Boulevard and West of the Granny White Pike, on the North side of Graybar Lane, formerly Watkins Avenue, and further described according to a copy of a survey thereof made by W.R. Southgate, February 5, 1924:

Beginning at a point on the North margin of Graybar Lane, which point is 734 feet Westerly from the intersection of Graybar Lane and Granny White Pike, running thence Northwardly at right angles 305-1/2 feet; thence Westwardly at right angles 200 feet to the Northeast corner of Lot No. 6, formerly sold to M.S. Webb; thence Southwardly at right angles, with the Easterly line of said Lot No. 6, 305-1/2 feet to the Northerly margin of Graybar Lane; thence Eastwardly, with the Northerly margin of Graybar Lane, 200 feet to the beginning.

Being the same property conveyed to John Bass and Felicia Bass, Husband and Wife, by Warranty Deed from Robert W. Doyle, Unmarried, of record in Instrument No. 20170530-0053609, in the Register's Office of Davidson County, Tennessee, dated May 24, 2017 and recorded on May 30, 2017.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Easement for Public Right of Way, recorded in Instrument No. 20200914-0104575.
* Plumbing Permit document recorded in Book 9616, Page 306.
* Electrical Permit document recorded in Book 9616, Page 341.
* Gas/Mechanical Permit document recorded in Book 9835, Page 529.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 1300 Graybar Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 1st day of August, 2024.

John Bass

Felicia Bass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of August, 2024, before me personally appeared John Bass, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of August, 2024.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

On this 1st day of August, 2024, before me personally appeared Felicia Bass, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of August, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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 **August 1, 2024**.

Affiant Signature

August 5, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

5th day of **August**, 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