Karen Johnson
Batch # 1187584
09/30/2024 09:07:33 AM
Fees: $13.00 Taxes: $14,800.00

Davidson County
DEEDWARR
2 pgs

20240930-0075335

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. EY-24-7755

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2024

Notary Public

MY COMMISSION EXPIRES: 9-6-26
(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
Jason Bryan Childress, Trustee of the Big Rest Trust	BIG REST TRUST	
(NAME) 1300 Graybar Lane	(NAME) 126 3RD AVE, N.	117-12-0-148.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) FRANKLIN, TN 37064	
(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 **Jason Bryan Childress, Trustee of the Big Rest Trust**, 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. 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 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 KE Holdings LLC, a Mississippi Limited Liability Company by Warranty Deed from John Bass and Felicia Bass, a married couple, dated August 01, 2024 and filed for record on August 05, 2024 as Instrument #20240805-0059338, Register of Deeds Office for Davidson County, Tennessee.

This is property more commonly known as 1300 Graybar Lane, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 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 27th day of September, 2024.

KE Holdings LLC, a Mississippi Limited Liability Company

By: _____
Leslie G. 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 G. 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 27th day of September, 2024.

_____
Notary Signature
My commission expires:_____

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