Karen Johnson Davidson County
Batch# 1195768 DEEDWARR
10/18/2024 03:19:30 PM 6 pgs
Fees: $33.00 Taxes: $2,960.00
20241018-0081254

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this 24TH DAY OF SEPTEMBER, 2024. 15th October ey

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
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KE Holdings LLC, A Mississippi Limited Liability Company	New Owner	
929 Bradford Ave (ADDRESS)	(NAME) P.O. Box 2701 (ADDRESS)	105-13-0-344.00
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Oxford, MS 38655-4400 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Keith Herbert Claybrooks and Carl Alan Claybrooks and Kerry Anthony Claybrooks and Christina Motley and Lauren Motley and Megan Motley, devisees under the Last Will & Testament of Oscar H. Claybrooks, 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, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Parcel No. 1

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 30 on the map of Waldkirch's Subdivision of Lots Nos. 8 and 9 in. L. B. Lawrence's Addition to Nashville, as of record in Book 421, page 90, Register's Office for said County.

Said lot No. 30 fronts 50 feet on the Southerly side of Bradford, formerly Caroline, Avenue and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Oscar H. Claybrooks and wife, Susie Mae Claybrooks by Warranty Deed from Dora Turner Bryant and Dorothy Bryant in Book 108, Page 286 in the register's office fo Davidson County, Tennessee dated and recorded on March 10, 1964. Susie Mae Claybrooks died April 26, 1996, survived by her husband Oscar H. Claybrooks.

Parcel No. 2

Land in Davidson County, Tennessee, 17th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee commencing at the centerline intersection of Tenth Avenue South and Bradford Avenue; thence leaving the centerline intersection South 73 degrees 30' 33" East a distance of 159.81' to a 1/2" Rebar (North) w/ Thornton Cap in an asphalt drive in the South right-of-way of Bradford Avenue, this being the Northeast corner of Davidson County Parcel ID No.10513034400 and the Northwest corner of Davidson County Parcel ID No. 105134B00200CO, as well as the Northwest corner of the parcel described herein and the Point of Beginning: thence leaving the property known as Davidson County Parcel ID No. 10513034400 and with the North line of that property coincident with the South right-of-way of Bradford Avenue South 82 degrees 30' 33" East a distance of 4.05' to a point in the aforementioned right-of-way, this being the Northeast corner of the parcel described herein; thence leaving the South right-of-way of Bradford Avenue and through the lands of Davidson County Parcel ID No. 105134B00200CO for three calls: South 04 degrees 53'56" West distance of 50.00'; South 05 degrees 31'11" West distance of 36.62'; South 15 degrees 07'22" West a distance of 21.80' to a point on the property line common to Davidson County Parcel ID No. 10513034400 and Davidson County Parcel ID NO.105134B00200CO, this being the Southernmost corner of the parcel described herein; thence with the aforementioned property line North 05 degrees 00'57 East a distance of 108.26' to the Point Of Beginning containing 392 square feet or .009 acres, more or less, according to the Survey attached to the Court Order Filed with Davidson County Chancery Court on May 14, 2019, Docket No. 15-0570-II and as Exhibit 1 thereto;

It is understood by Grantor and Grantee that this conveyance is subject to easements, rights of way for public utilities, restrictive covenants and conditions, and other matters of record, as well as all applicable zoning and building

WARRANTY DEED
(Continued)

regulations.,
Including certain Restrictive Covenants:

1. The owner of the property described above and shown on Exhibit 1 shall never challenge or contest the setback whether the structure on the adjacent property to the east (Davidson County Parcel No. 105134B00200C0 is setback a sufficient distance from the property line; and

2. The above restrictive covenant shall not be released, altered, or changed in any way, unless the alteration is approved by the owner in fee simple of the adjacent property to the east (Davidson County Parcel No. 105134B00200CO) in a properly executed and recorded writing.

Being the same property conveyed to Oscar H. Claybrooks by Quit Claim Deed from Build Nashville DB2, LLC of record at Instrument No. 20190530-0051151, dated April 18, 2019 and recorded May 30, 2019, in the Register's Office of Davidson County, Tennessee.

Parcel No. 3

Beginning at the common rear corner of the property identified as Davidson County Parcel No. 10513034400 and the property identified as Davidson County Parcel ID No. 105134B00200CO; '

Thence with the common line, North 05 deg. 00' 57" East, 55.65', to a point where the existing asphalt driveway crosses back onto the property identified as Davidson County Parcel No. 10513034400;

Thence across the property identified as Davidson County Parcel ID No. 105134B00200CO, South 02 deg. 03' 19" East, 25.59' to a point being 3.6' from and as measured perpendicular to an existing garage on the property identified as Davidson County Parcel No. 10513034400; Thence S 07 deg. 57' 57" West, 30.36' to a point in the rear property line of the property identified as Davidson County Parcel ID No. 105134B00200CO, passing the rear corner

of the existing garage and being 2.9' as measured perpendicular; Thence with the rear line of the property identified as Davidson County Parcel ID No.105134B00200CO, North 82 deg. 30' 33" West, 1.57' to the point of beginning, containing 111' square feet, more or less, as shown on the Survey attached to the Court Order Filed with Davidson County Chancery Court on May 14, 2019, Docket No. 15-0570-II and as Exhibit 1 thereto;

It is understood by Grantor and Grantee that this conveyance is subject to easements, rights of way for public utilities, restrictive covenants and conditions, and other matters of record, as well as all applicable zoning and building regulations.

Including certain Restrictive Covenants:

1. The owner of the property described above and shown on Exhibit 1 shall never challenge or contest the setback whether the structure on the adjacent property to the east (Davidson County Parcel No. 105134B00200CO) is setback a sufficient distance from the property line; and

2. The above restrictive covenant shall not be released, altered, or changed in any way, unless the alteration is approved by the owner in fee simple of the adjacent property to the east (Davidson County Parcel No. 105134B00200CO) in a properly executed and recorded writing.

Being the same property conveyed to Oscar H. Claybrooks by Quit Claim Deed from The Melinda S. Bartel Trust of record at Instrument No. 20190530-0051151, dated April 17, 2019 and recorded May 30, 2019, in the Register's Office of Davidson County, Tennessee.

Oscar H. Claybrooks died June 12, 2023, and his Last Will & Testament has been admitted for Probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 24P-1432. SEE ALSO: Order Admitting Will for Muniment of Title of record at Instrument No. 20241018008124 8, said Register's Office. Pursuant to the terms of the Last Will & Testament, the property vested into his beneficiaries: Keith Herbert Claybrooks, Carl Alan Claybrooks, Kerry Anthony Claybrooks, Christina Motley, Lauren Motley, and Megan Motley.

Christina Motley, Lauren Motley, and Megan Motley, are all of the issue of Lisa Michelle Motley, a devisee of Oscar H. Claybrooks who predeceased him on July 23, 1999.

Carl Alan Claybrooks, Kerry Anthony Claybrooks, Christina Motley, Lauren Motley, and Megan Motley all execute this instrument by and through Keith H. Claybrooks , Attorney in Fact pursuant to their Powers of Attorney recorded herewith. Carl Alan Claybrooks is the same person as Carl A. Claybrooks. Karry Anthony Claybrooks is the same person as Kerry A. Claybrooks. Christina Motley is the same person as Christina M. Motley. Lauren Motley is the same person as Lauren M. Motley. Megan Motley is the same person as Megan E. Motley. Keith Herbert Claybrooks is the same person as Keith H. Claybrooks.

This property is not a residence of any Grantor, or the spouse or dependent of any Grantor.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

WARRANTY DEED
(Continued)

unimproved ( )
This is improved (X) property, known as 929 Bradford Ave, 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/our hand(s) this 24th day of September, 2024.

Keith Herbert Claybrooks

Carl Alan Claybrooks by Keith H.Claybrooks Attorney in Fact

Kemy Anthony Claybrooks by Keith H. Claybrooks Attorney in Fact

Christina Motley by Keith H. Claybrooks Attorney in Fact

Lauren Motley by Keith H. Claybrooks Attorney in Fact

Megan Motley by Keith H. Claybrooks Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Herbert Claybrooks, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of September, 2024.

Notary Public

My Commission Expires: 7/6/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Keith H. Claybrooks, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Carl Alan Claybrooks, the within named bargainor, and that he/she, as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Carl Alan Claybrooks by himself/herself as attorney-in-fact and attesting the same by the said Keith H. Claybrooks as attorney-in-fact.

Witness my hand and seal on this the 24th day of Sept, 2024.

WARRANTY DEED

(Continued)

My Commission Expires: 7/6/2026 Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Keith H. Claybrooks, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Kerry Anthony Claybrooks, the within named bargainor, and that he/she, as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Kerry Anthony Claybrooks by himself/herself as attorney-in-fact and attesting the same by the said Keith H. Claybrooks as attorney-in-fact.

Witness my hand and seal on this the 24 day of Sept, 2024.

My Commission Expires: 7/6/2026 Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Keith H. Claybrooks, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Christina Motley, the within named bargainor, and that he/she, as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Christina Motley by himself/herself as attorney-in-fact and attesting the same by the said Keith H. Claybrooks as attorney-in-fact.

Witness my hand and seal on this the 24 day of Sept, 2024.

My Commission Expires: 7/6/2026 Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Keith H. Claybrooks, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Lauren Motley, the within named bargainor, and that he/she, as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Lauren Motley by himself/herself as attorney-in-fact and attesting the same by the said Keith H. Claybrooks as attorney-in-fact.

Witness my hand and seal on this the 24 day of Sept, 2024.

My Commission Expires: 7/6/2026 Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Keith H. Claybrooks, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Megan Motley, the within named bargainor, and that he/she, as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Megan Motley by himself/herself as attorney-in-fact and attesting the same by the said Keith H. Claybrooks as attorney-in-fact.

Witness my hand and seal on this the 24 day of Sept, 2024.

My Commission Expires: 7/6/2026 Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED
(Continued)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072.

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

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 **September 24, 2024**.

Affiant Signature

October 18, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

18th day of **October**, 20**24**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

