Karen Johnson Davidson County
Batch# 1202335 DEEDWARR
11/06/2024 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20241106-0086287

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $925,000.00

Affiant

Subscribed and sworn to before me, this the 4th day of November, 2024

Notary Public

My Commission Expires: 10/10/26
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
KE Holdings LLC	KE Holdings, LLC	118-13-0-026
1009 Graybar Lane	P.O. Box 2701	
Nashville, TN 37204	Oxford, MS 38655-4400	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we,

Phillip M. Collier and Linda K. Collier, husband and wife

HEREINAFTER CALLED THE GRANTOR, 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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, described as follows, to-wit:

A tract in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 25 on the Map of Section No. 1, Oriental Golf Club Subdivision, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, December 17, 1938, as follows:

BEGINNING on the southerly margin of Graybar Lane at a point 305.1 feet west of the westerly margin of 10th Avenue South, said point being the corner of lots Nos. 25 and 26; thence with the line between said two lots southwardly 278.2 feet to the common corner of lots Nos. 25, 26, 32 and 33; thence with the line between lots 25 and 33 westwardly 75 feet to the common corner of lots Nos. 24, 25, 33, and 34; thence northwardly with the line between lots Nos. 24 and 25, 287.4 feet to the southerly margin of Graybar Lane; thence with said lane eastwardly 75 feet to the beginning.

BEING the same property conveyed to Philip M. Collier and Linda K. Collier, husband and wife, by Quitclaim Deed from Philip M. Collier, dated 8/2/2011 and recorded 8/3/2011 in Instrument No. 20110803-0059578, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20210923-0128037; and all existing easements and all other matters as shown on plat of record in Plat Book 1424, Page 10, Register's Office for Davidson County, Tennessee.

This is improved property known as 1009 Graybar Lane, Nashville, TN 37204

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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 4th day of November, 2024

Phillip M. Collier

Linda K. Collier

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 4th day of November, 2024, before me personally appeared Phillip M. Collier and Linda K. Collier, 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 4th day of November, 2024.

Notary Signature
My commission expires: 8·19·28

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Leslie Hayes, 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 11/4/2024.

Date

Affiant Signature

11/5/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of November, 2024.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)