Karen Johnson Davidson County
Batch# 1248293 DEEDWARR
03/20/2025 06:58:30 AM 5 pgs
Fees: $28.00 Taxes: $10,545.00
20250320-0020079

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $2,850,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of March, 2025.

Notary Public

My commission expires: _____

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

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KE Holdings LLC	**New Owner**	**131-15-0-021.00**
P.O. Box 2701		
Oxford, MS 38655		

FOR AND IN 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,

Anne Irby Neyland and John Edgar Irby, Trustees of the Betty Alford Irby Revocable Trust, UAD April 10, 2023,

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 GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 7th Civil District of Davidson County, Tennessee, being described according to a survey made by Hal R. Swann, Jr., Surveyor, dated October 26, 1982, as follows:

Beginning at a point in the westerly margin of Granny White Pike at the southeast corner of the property that was conveyed to Mary L Rudolph of record in Book 1101, page 509, said Register's Office, being the northeast corner of this tract; thence with the westerly margin of Granny White Pike, South 17 deg. 18 min West 315 feet to a stake at the northeast corner of the property conveyed to J. Carl Russell; thence with Russell's north line, North 85 deg. 00 min. West 500 feet to a point, being the southeast corner of the remaining property owned by Jim M Fitts; thence in a northerly direction 305 feet, more or less, to a point in the south line of the Baggett Lands, formerly Rudolph, thence running with the southerly margin of Baggett property South 87 deg 00 min East 500 feet to the point of

beginning, containing 3.52 acres, more or less.

Being the same property conveyed to Robert S. Irby and wife, Betty A. Irby, by Warranty Deed from Evelyn LeNoir Chandler of record in Book 8237, Page 90, Register's Office for Davidson County Tennessee. Robert S. Irby conveyed his interest in the property to Betty A. Irby by Quitclaim Deed of record in Book 9004, Page 649, Register's Office for Davidson County Tennessee. Betty A. Irby conveyed her interest in the property to Robert S. Irby and Betty A. Irby by Quitclaim Deed of record in Book 9299, Page 26, Register's Office for Davidson County Tennessee. Robert S. Irby conveyed all of his interest in the property to Betty A. Irby by Quitclaim Deed of record in Book 9892, Page 228, Register's Office for Davidson County Tennessee. Betty A. Irby and Robert S. Irby then conveyed the property to Robert S. Irby and Betty A. Irby, as tenants in common, by Quitclaim Deed of record as Instrument No 20020708-0081867, Register Office for Davidson County, Tennessee. Robert S. Irby died testate on March 8, 2023. The Last Will and Testament of Robert Shelby Irby (being one and the same person as Robert S. Irby) was probated in the Seventh Circuit Court for Davidson County Tennessee, Probate Division, Case No. 23P704. Anne Irby Neyland and John Edgar Irby, as Personal Representatives of the Estate of Robert Shelby Irby, being fully authorized under Article III of said Will, conveyed the property to Betty Alford Irby (being one and the same person as Betty A. Irby) by Quitclaim Deed of record in Instrument No. 20230413-0027055, Register's Office for Davidson County Tennessee. Betty Alford Irby then conveyed the property to the Betty Alford Irby Revocable Trust by Quitclaim Deed of record in Instrument No. 20230421-0029375, Register's Office for Davidson County Tennessee. Betty Alford Irby died on March 5, 2024. See Certification of Trust of record in Instrument No. 202503200020078, Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. All matters including Ingress and Egress Easement as shown on Plat of record in Book 3842, Page 246, in the Register's Office for Davidson County, Tennessee.
c. Easement for Ingress and Egress of record in Book 6191, Page 198 and Book 6191, Page 205, in the Register's Office for Davidson County, Tennessee.
d. Access Easement Agreement of record in Instrument No. 20210209-0018459, in the Register's Office for Davidson County, Tennessee.
e. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 4707 Granny White Pike, Nashville, TN 37220.

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 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, its successors 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.

Signature pages follow

Witness my hand this 14th day of March 2025.

Betty Alford Irby Revocable Trust

John Edgar Irby, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Edgar Irby, Trustee of the Betty Alford Irby Revocable Trust UAD April 10, 2023, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of March, 2025.

Notary Signature
My commission expires: 10 - 21 - 28

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

File #: 24-507

Witness my hand this 13th day of March 2025.

Betty Alford Irby Revocable Trust

Anne Irby Neyland, Trustee

Anne Irby Neyland, Trustee

STATE OF TEXAS
COUNTY OF Harris

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Anne Irby Neyland, Trustee of the Betty Alford Irby Revocable Trust UAD April 10, 2023, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of March, 2025.

Notary Signature Dora Nava
My commission expires: 08/03/2025

DORA NAVA
MY COMMISSION EXPIRES
08/03/2025
NOTARY ID: 133247949

Please Return to:

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

File #: 24-507

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 **March 14, 2025**.

Affiant Signature

March 17, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

17th day of **March**, 20**25**.

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