Karen Johnson Davidson County
Batch# 1338241 DEEDWARR
10/24/2025 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $9,324.00
20251024-0084802

WARRANTY DEED *Please Return to:*

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

File No. DH-25-11301

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

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 NUMBER
John Bunge, Trustee of Roy G Biv Trust dated October 8, 2025	ServisFirst Bank	
(NAME) 3605 Rainbow Place	(NAME) 2500 Woodcrest Place	118-14-0-079.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) Birmingham, AL 35209	
(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 **John Bunge, Trustee of Roy G Biv Trust dated October 8, 2025**, 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 the North 35 feet front and 30.2 feet rear of Lot No. 25 and the South 54.5 front and rear of Lot No. 24 on the Map of Marengo Park, Section "C" of record in Plat Book 1130, Page 21, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said parts of said lots adjoin and front together 89.5 feet on the Westerly side of Rainbow Road and run back between lines 216.8 feet, more or less, on the Northerly line of part of Lot No. 24 and 213.25 feet, more or less, on the Southerly line of part of Lot No. 25, to a dead line, on which they measure 84.7 feet.

Being the same property conveyed to KE Holdings LLC, a Mississippi limited liability company by Warranty Deed from Nikki Sizemore and Adam Sizemore, wife and husband of record in Instrument No. 20240521-0037954 Register's Office for Davidson County, Tennessee, dated May 21, 2024 and recorded on May 21, 2024.

This is property more commonly known as 3605 Rainbow Place, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 23rd day of October, 2025.

KE Holdings LLC, a ~~Mississippi~~ Limited Liability Company

By: _____
Leslie G. Hayes, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a notary public of the state and county mentioned, 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 such person to be authorized agent of KE Holdings LLC, the within named bargainor, a Mississippi Limited Liability Company, and that such Leslie G. Hayes, as such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as authorIzed agent.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of October, 2025.

_____
Notary Signature

My commission expires: _____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Pam Autry, 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 **October 23, 2025**.

Date

Affiant Signature

October 23, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23rd** day of **October**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)