Karen Johnson Davidson County
Batch# 1390543 DEEDWARR
03/10/2026 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20260310-0018743

Warranty Deed

Please Return to: **Magnolia Title & Escrow** **1104 Fatherland Street** **Nashville, TN 37206**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $975,000.00. Affiant Subscribed and sworn to before me, this the 5th day of March, 2026. Notary Public My commission expires:

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

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
KE Holdings LLC	New Owner(s)	117-04-0-229.00
1200 Jefferson Avenue, Ste. 206	**1200 Jefferson Ave**	**Ste 206**
Oxford, MS 38655	**Oxford, MS 38655**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FRANK E. NEAL, IV, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), 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(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson, county, State of Tennesse, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Belmont Terrace, of record in Book 421, Page 101, Register's Office for said County.

Said Lot No. 79 fronts 60 feet on the Northerly margin of Cedar Lane and extends back between parallel lines 160 feet to a 15 foot alley.

Being the same property conveyed to David F. Meador and wife, Connie S. Meador by Warranty Deed from Greg Tucker and Ellen B. Tucker of record in Book 5056, page 632, Register's Office for Davidson County, Tennessee, dated August 11, 1976 and recorded on August 12, 1976. The said Connie S. Meador having died on September 08, 2023.

Being the same property conveyed to David F. Meador and Julia Meador Moss, Co-Trustees of the Trust Agreement of David Meador Revocable Trust, dated March 28, 2024 by Quitclaim Deed from David F. Meador of record in Instrument No. 20240402-0022836 Register's Office for Davidson County, Tennessee, dated March 28, 2024 and recorded on April 02, 2024.

Being the same property conveyed to Frank E Neal, IV by Warranty Deed from Julia Meador Moss, Trustee of the David Meador Revocable Trust dated March 28, 2024 of record in Instrument No. 20240618-0045469 Register's Office for Davidson County, Tennessee, dated June 13, 2024 and recorded on June 18, 2024.

**This being investment property only, Grantor warrants that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1804 Cedar Lane, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of March, 2026.

Frank E. Neal, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank E. Neal, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of March, 2026.

Notary Public

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

My Commission Expires: 1·22·29

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 **March 5, 2026**.

Date

Affiant Signature

March 5, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5th** day of **March**, 20**26**.

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)