WARRANTY DEED

Karen Johnson
Batch # 1394212
03/18/2026 12:11:29 PM
Fees: $13.00 Taxes: $11,840.00

Davidson County
DEEDWARR
2 pgs

20260318-0021577

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES NOV 5, 2029

File No. PA-26-1247

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian S. Shelton, Trustee of 1009 Graybar Lane Revocable Trust dated February 6, 2026	NEW OWNER	
(NAME)	(NAME)	118-13-0-026.00
1009 Graybar Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 **Brian S. Shelton, Trustee of 1009 Graybar Lane Revocable Trust dated February 6, 2026,** 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 Lot No. 25 on the Plan 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 Lot Nos. 25 and 26; thence with the line between said two lots southwardly 278.2 feet to the common corner of Lots 25, 26, 32 and 33; thence with the line between Lots 25 and 33 westwardly 75 feet to the common corner of Lot Nos. 24, 25, 33, and 34; thence northwardly with the line between Lot 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 KE Holdings, LLC, a Mississippi limited liability company by Warranty Deed from Phillip M. Collier and Linda K. Collier, husband and wife of record in Instrument No. 20241106-0086287 Register's Office for Davidson County, Tennessee, dated November 04, 2024 and recorded on November 06, 2024.

This is property more commonly known as 1009 Graybar Lane, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 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

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 16th day of March, 2026.

KE Holdings, LLC, a Mississippi Limited Liability Company

By:_____
Leslie G. Hayes, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county mentioned, personally appeared Leslie G. Hayes, Authorized Agent of KE Holdings, LLC, 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 Limited Liability Company, and that such Leslie G. Hayes, Authroized Agent, of KE Holdings, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Authroized Agent.

Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of March, 2026.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

MADELINE WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029