Karen Johnson Davidson County
Batch# 1402635 DEEDWARR
04/07/2026 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20260407-0027933

WARRANTY DEED

File No. KS-25-11896

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title and Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
KE Holdings LLC	**New Owner**	
(NAME)	(NAME)	
922 Halcyon Avenue	**PO Box 2701**	118-01-0-335.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Oxford, MS 38655**	
(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, **Dorothy Fleming and Ken Yansick, as tenants in common (each owning a one-half (1/2) undivided interest therein**, 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 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. 22 on the Map of L. G. Noel's Plan of Idlewild as of record in Book 161, page 120, Register's Office for Davidson County, Tennessee. Said Lot No. 22 fronts 80 feet on the northerly side of Halcyon Avenue and runs back between parallel lines 150 feet, more or less.

Being the same property conveyed to Dorothy Fleming, a single persen and Ken Yansick, a single person by Warranty Deed from Jean L. Hayes and Mettle B. Wasson and Ora L. Page of record in Instrument No. 20020507-0056286 Register's Office for Davidson County, Tennessee, dated April 26, 2002 and recorded on May 07, 2002.

Being a portion of the same property conveyed to Mark Hartzong, Trustee by Deed Creating a Tenancy in Common from Dorothy Fleming (a/k/a Dorothy A. Fleming) and Ken Yansick (a/k/a Kenneth Yansick), of record in Instrument No. 20050617-0069286, Register's Office for Davidson County, Tennessee, dated June 15, 2005 and recorded on June 17, 2005.

Being a portion of the same property conveyed to Dorothy Fleming and Ken Yansick, as tenants in common (each owning a one-half (1/2) undivided interest therein, by Deed Creating a Tenancy in Common from Mark Hartzong, Trustee, of record in Instrument No. 20050617-0069286, Register's Office for Davidson County, Tennessee, dated June 15, 2005 and recorded on June 17, 2005.

This is property more commonly known as 922 Halcyon Avenue, 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 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 27th day of March, 2026.

Dorothy Fleming

Dorothy Fleming

3-27-26

Kenneth Yansick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of March, 2026, before me personally appeared Dorothy Fleming and Kenneth Yansick, 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 27th day of March, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Krystal Schuster, 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 3/27/26.

Date

Affiant Signature

3/27/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of March, 2026.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)