Return to:
Magnolia Title
1104 Fatherland St
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1414243 DEEDWARR
05/01/2026 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $3,193.10
20260501-0038996

WARRANTY DEED

2026-02-3789

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $863,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE ____ day of April, 2026.

(Affix Seal) Notary Public

My Commission Expires: _____

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2029

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
KE Holdings, LLC 4312 Sunnybrook Drive Nashville, TN 37205	NEW OWNER	Map/Parcel 130-03-0-036.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Memree Roberts, formerly known as Memree Phillips, a married woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **KE Holdings, LLC, a Mississippi Limited Liability Company**, hereinafter called the GRANTEE, its successors and assigns, that 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. 19, Block 9 on the Plan of Resubdivision of Part of Royal Oaks Subdivision of record in Plat Book 547, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Memree Phillips, unmarried by Warranty Deed from Kenneth R. Savage, as to an undivided 1/3 interest and Neal Lampley, as to an undivided 1/3 interest and James R. Holland, as to an undivided 1/3 interest of record in Instrument No. 20150303-0018297 Register's Office for Davidson County, Tennessee, dated March 02, 2015 and recorded on March 03, 2015.

The subject property was never the principal residence of the Grantor's spouse.

This conveyance is subject to the following: Davidson County and the City of Belle Meade property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 4312 Sunnybrook Drive, Nashville, TN 37205.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, 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.

Effective the 29TH day April, 2026.

Memree Roberts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15 day of April, 2026, before me personally appeared Memree Roberts, 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 15 day of April, 2026.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

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 4/29/26.

Date

Affiant Signature

4/29/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of April, 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)