Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-URE-21-3513

WARRANTY DEED

Karen Johnson Davidson County
Batch# 781823 DEEDWARR
12/30/2021 11:08:26 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00

20211230-0171777

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07.09.2024

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: 2K Development LLC	SEND TAX BILLS TO: 2K Development LLC	MAP-PARCEL NUMBERS
(NAME) 1032 Scovel Street	(NAME) 1032 Scovel Street	11814012900
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(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, **Patricia A. Dickinson, married, Leo E. Adams, married, and Jayne E. Howse, married** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2K Development LLC, a Tennessee 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. 55 on the Map of Longview Manor, Section 1 and 2, of record in Book 1424, Page 127, Register's Office for said County.

SAID Lot No.55 fronts 88.0 feet on the westerly side of Pleasant Valley Road and runs back 228.6 feet on the northerly line and 211.5 feet on the southerly line to a dead line, measuring 89.0 feet thereon.

Being the same property conveyed to Ernest P. Adams and wife, Gertrude M. Adams, by virtue of that certain Warranty Deed dated October 8, 1971, and being of record at Book 4544, Page 801 in the Register's Office of Davidson County, Tennessee.

Gertrude M. Adams, having pre-deceased Ernest P. Adams. Ernest P. Adams having died on or about January 10, 2006. Muniment of Title established the above described property to Patricia A. Dickinson, Leo E. Adams, and Jayne E. Howse by Court Order of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division at Docket # 21P-1765.

This is not the primary residence of any of the above listed Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 1424, Page 127, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3513 Pleasant Valley Rd. Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 27 day of December, 2021.

CARIL L SCHULTZ
Notary Public
Alabama State At Large
My Commission Expires
June 19, 2022

Patricia A. Dickinson
Patricia A. Dickinson

Leo E. Adams
Leo E. Adams

STATE OF Alabama
COUNTY OF Mobile

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Patricia A. Dickinson and Leo E. Adams**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27 day of December, 2021.

CARIL L SCHULTZ
Notary Public
Alabama State At Large
My Commission Expires
June 19, 2022

Notary Public
My Commission Expires: June 19, 2022

Jayne E. Howse

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jayne E. Howse**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this _____ day of December, 2021.

Notary Public
My Commission Expires: _____

Witness my hand this _____ day of December, 2021.

Patricia A. Dickinson

Leo E. Adams

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Patricia A. Dickinson and Leo E. Adams**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this _____ day of December, 2021.

Notary Public
My Commission Expires: _____

Jayne E. Howse

Jayne E. Howse

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jayne E. Howse**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of December, 2021.

Jacqueline G Brown

Notary Public
My Commission Expires: 3-8-22

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY