WARRANTY DEED

Karen Johnson Davidson County
Batch# 809970 DEEDWARR
02/23/2022 02:30:13 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20220223-0020642

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 THE 17TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
2K Development, LLC 1032 Scovel St. Nashville, TN 37208	NEW OWNER	118-14-0-128

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Andrew Stahl, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **2K Development, LLC**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Map of Longview Manor, Section One and Two, as of record in Book 1424, Page 127, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Andrew Stahl and Chloe Stahl, husband and wife, by Warranty Deed from Elvis P. Wilson and wife, Victoria L. Radford dated 08/26/2016 and recorded in Instrument No. 201608290090290, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Andrew Stahl by Warranty Deed from Chloe Campbell Witmer (formerly Chloe Stahl, unmarried) dated 08/19/2020 and recorded in Instrument No. 202008310098213, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

Return to:
Title and Escrow, LLC
21st Avenue South
Nashville, TN 37212
B-LIRE-22-3577

This is unimproved ☐ improved ☒ property known as: 3517 Pleasant Valley Rd, Nashville, TN 37204

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 the 31st day of January, 2022.

Andrew Stahl

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Andrew Stahl, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 31st of January, 2022.

Notary Public

My Commission Expires: 11/6/2023

(SEAL)

LEE E. CRAWFORD - NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE