Karen Johnson Davidson County
Batch# 845800 DEEDWARR
04/26/2022 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20220426-0047917

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

GABRIEL LUTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

B-WRE-22-3556

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adam E. Rosenberg	**New Owner**	
(NAME) **1012B West Grove Ave.**	(NAME)	**118-14-0-141.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **2K DEVELOPMENT, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM E. ROSENBERG,** hereinafter called the Grantee(s), his/her/its/their heirs, 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. 1 on the Plan of Pleasant Valley Estates Subdivision of Lots Nos. 1 and 2 of record in Plat Book 2330, Page 158, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1 front 115 feet on the Easterly side of Pleasant Valley Road and runs Back 200 feet on the North line and 235.6 feet on the South Line to a dead line, measuring 98.5 thereon.

Being the same property conveyed to Jeffrey D. Wilson and Mary Beth Wilson, husband and wife by Warranty deed from Norman Gary Parks, Executor of the Estate of M. Hume Parks of record in Instrument No. 20120817-0073798 Register's Office for Davidson County, Tennessee, dated August 15, 2012 and recorded on August 17, 2012.

Being the same property conveyed to Kent T. Basile, unmarried by Warranty deed from Jeffrey D. Wilson and Mary Beth Wilson, husband and wife of record in Instrument No. 20210304-0028122 Register's Office for Davidson County, Tennessee, dated March 01, 2021 and recorded on March 04, 2021.

Being the same property conveyed to 2K Development, LLC by Quitclaim deed from Kent T. Basile, unmarried of record in Instrument No. 20220301-0023185 Register's Office for Davidson County, Tennessee, dated February 24, 2022 and recorded on March 01, 2022.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 158, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1760, Page 25, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewerd and/or Storm Drainage of record in Book 5597, Page 677, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3556 Pleasant Valley Road, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 15th DAY OF APRIL, 2022.

2K Development, LLC

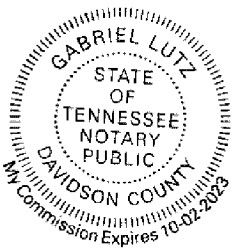
BY: _____
Kent T. Basile
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENT T. BASILE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of 2K DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of April, 2022.

_____
Notary Public
My Commission Expires: 10/2/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 04/19/2022 ____ (date of document).

Affiant Signature

04/19/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 19 day of April, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025