QUITCLAIM DEED

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

B-PB-22-835

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF May, 2022

Notary Public

MY COMMISSION EXPIRES: 10/21/2023
(AFFIX SEAL)

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)
2K Development LLC	**New owner**	
(NAME) **1032 Scovel Street**	(NAME)	**132 14 0 026.00**
(ADDRESS) **Nashville, TN 37208**	(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, **KENT TYLER BASILE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2K DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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 ALL OF LOT NO. 3, H.G. LOWE'S SUBDIVISION, BEING PART OF LOT 3 OF THE JOHN OVERTON ESTATE, ACCORDING TO SURVEY AND PLAT OF SAME APPEARING OF RECORD IN PLAT BOOK 1424, PAGE 46, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 3 FRONTS 150 FEET ON THE SOUTHERLY SIDE OF BATTERY LANE AND RUNS BACK BETWEEN PARALLEL LINES 300 FEET TO A DEAD LINE.

Being the same property conveyed to Klane Maples, unmarried by Warranty deed from Lathrop Real Estate Holdings LLC of record in Instrument No. 20170712-0070193 Register's Office for Davidson County, Tennessee, dated July 07, 2017 and recorded on July 12, 2017.

Being the same property conveyed to Kent Tyler Basile, an unmarried man by Warranty deed from Klane Maples, unmarried of record in Instrument No. 20210419-0052363 Register's Office for Davidson County, Tennessee, dated April 16, 2021 and recorded on April 19, 2021. Said propery is not and has never been the primary marital residence of Kent Tyler Basile.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **835 Battery Lane, Nashville, Tennessee 37220**.

Karen Johnson Davidson County
Batch# 859260 **DEEDQC**
05/19/2022 03:36:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220519-0058326

Witness my/our hand(s) this the 16 day of May, 2022

Kent Tyler Basile

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kent Tyler Basile, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of May, 2022.

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

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

