WARRANTY DEED

B-WRE-22-03517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/2025

(AFFIX SEAL)

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

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)
Grayson McClain and Elizabeth McClain	**New Owner**	
(NAME)	(NAME)	**118-14-0-128.00**
3517 Pleasant Valley Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 **GRAYSON MCCLAIN AND ELIZABETH MCCLAIN, HUSBAND AND WIFE,** 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. 54 on the Plan of Longview Manor, Sections One & Two, of record in Plat Book 1424, Page 127, 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 Andrew Stahl and Chloe Stahl, husband and wife by Warranty Deed from Elvis P. Wilson and wife, Victoria L. Radford of record in Instrument No. 20160829-0090290 Register's Office for Davidson County, Tennessee, dated August 26, 2016 and recorded on August 29, 2016.

Being the same property conveyed to Andrew Stahl, unmarried by Warranty Deed from Chloe Campbell Witmer (formerly Chloe Stahl), unmarried of record in Instrument No. 20200831-0098213 Register's Office for Davidson County, Tennessee, dated August 19, 2020 and recorded on August 31, 2020.

Being the same property conveyed to 2K Development LLC by Warranty Deed from Andrew Stahl, unmarried of record in Instrument No. 20220223-0020642 Register's Office for Davidson County, Tennessee, dated February 17, 2022 and recorded on February 23, 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 1424, Page 127, 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: **3517 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.

Karen Johnson Davidson County
Batch# 877145 DEEDWARR
06/24/2022 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20220624-0072331

Witness my/our hand(s) this the 17th DAY OF JUNE, 2022.

2K Development, LLC

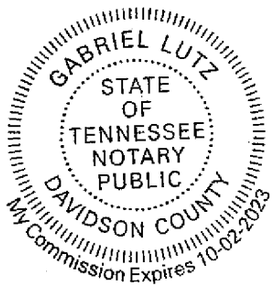
BY: _____
Kent T. Basile
Member

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 MEMBER of 2K DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of June, 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, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 6.17.22.

Affiant Signature

6-17-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 17 day of June, 2022.

Notary Signature

My Commission Expires: 11/8/22

