WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

B-WRE-22-06724

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: (Af

Karen Johnson Davidson County
Batch# 897070 **DEEDWARR**
08/01/2022 02:54:30 PM 2 pgs
Fees: $13.00 Taxes: $3,422.50

20220801-0087443

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)
Graham Built, LLC, a Tennessee Limited Liability Company	New Owner	
(NAME)	(NAME)	**102-12-0-047.00**
65 Brookwood Terrace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GRAHAM BUILT, 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 Lot No. 220 on the Plan of Horton Heights, Section D of record in Plat Book 2133, Page 78, 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 Frank Thomas Moran and wife, Lydia W. Moran by Warranty deed from Joe E. Whitfield and wife, Thelma Viola Whitfield of record in Book 8990, page 198, Register's Office for Davidson County, Tennessee, dated June 10, 1993 and recorded on June 22, 1993. (Value or consideration shown in aforementioned deed $111,000.00.)

The said Frank Thomas Moran having died on or about June 9, 2006, leaving Lydia W. Moran as surviving tenant by the entirety.

Being the same property conveyed to Lydia W. Moran, a widow and Rhonda Porter, married by QuitClaim deed from Frank Thomas Moran and wife, Lydia W. Moran of record in Instrument No. 20180409-0032870 Register's Office for Davidson County, Tennessee, dated February 15, 2018 and recorded on April 09, 2018. (Value of consideration shown in aforementioned deed $1.00.)

The said Lydia W. Moran having died on or about February 9, 2021, Probate file for record in Docket No. 21P027, Seventh Circuit Court of Davidson County, Tennessee. Affidavit of Heirship of record in Instrument 20220601-0063314, in the Register's office of Davidson County, Tennessee - Affiant is Jody Hodges. Affidavit of Heirship of record in Instrument 20220601-0063315, in the Register's office of Davidson County, Tennessee - Affiant is William Dodson.
\sb100\sa100

Being the same property conveyed to 2K Development LLC a Tennessee Limited Liability Company by Warranty deed from Rhonda Porter and Rhonda Porter, Heir of the Estate of Lydia W. Moran of record in Instrument No. 20220601-0063316 Register's Office for Davidson County, Tennessee, dated My 26, 2022 and recorded on June 01, 2022. (Value of consideration shown in aforementioned deed $825,000.00.)

Being the same property conveyed to 2K Development LLC a Tennessee Limited Liability Company by Warranty deed from Rhonda Porter and Rhonda Porter, Heir of the Estate of Lydia W. Moran of record in Instrument No. 20220601-0063316 Register's Office for Davidson County, Tennessee, dated May 26, 2022 and recorded on June 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 2133, Page 78, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2243, Page 159, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5069, Page 554, 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: **6724 Greeley Drive, Nashville, Tennessee 37205**.

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 28th DAY OF JULY, 2022.

2K Development LLC, a Tennessee Limited Liability Company

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, A TENNESSEE LIMITED LIABILITY COMPANY 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 28th of July, 2022.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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