QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 898054 DEEDQC
08/03/2022 10:51:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220803-0088419

B-PB-22-4414-A-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2026

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/26

(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 St.**	(NAME)	**132-09-0Y-001.00-CO AND 132-09-0Y-002.00-CO**
(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), by these presents do/does hereby convey, assign and quitclaim unto **2K DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A and B, as established by Declaration of Covenants, Conditions and Restrictions for 4414 Fortyfour Fourteen Lealand Lane, A Horizontal Property Regime with Private Elements of record as Instrument No. 20220223-0020636 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to William H. Rice, Trustee of the William H. Rice Living Trust, established by the Revocable Trust Agreement of William H. Rice, dated June 17, 2002 by Warranty deed from William H. Rice of record in Instrument No. 20071109-0132593 Register's Office for Davidson County, Tennessee, dated November 01, 2007 and recorded on November 09, 2007, and Affidavit of Scriveners Error, recorded in Instrument No. 20130918-0098144.

Being a portion of the same property conveyed to Kent Tyler Basile by Warranty deed from William H. Rice, Trustee of The William H. Rice Living Trust, established by the Revocable Trust Agreement of William H. Rice, dated June 17, 2002 of record in Instrument No. 20210713-0094321 Register's Office for Davidson County, Tennessee, dated July 09, 2021 and recorded on July 13, 2021. Said property is not and has never been the primary marital residence of the within named Grantor.

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: **4414 A & B Lealand Lane, Nashville, Tennessee 37204**.

Witness my/our hand(s) this the 29 day of July, 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 29 of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

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

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