WARRANTY DEED

Karen Johnson Davidson County
Batch# 904521 DEEDWARR
08/17/2022 02:44:57 PM 2 pgs
Fees: $13.00 Taxes: $4,162.50

20220817-0093360

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 07/09/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2K Development, LLC	new owner	
(NAME)	(NAME)	
1023 Battery Ln.	PO Box 120789	131 120 11101
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LOIS V. ANDERSON ,UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2K DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being the Westerly 83 feet of Lot No. 29 on the Map of Zenaida Place, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, March 7, 1942, as follows:

Beginning at a spike in the center of Battery Lane, the same being the Northeast corner of the Huddleston property and the Northwest corner of the tract conveyed to Ditzler Duncan and wife, Clennie Duncan by deed from Lorena Shemwell, et al, of record in Book 1199, Page 609, Register's Office for Davidson County, Tennessee; thence with said Huddleston's Easterly line, South 48 30" West 712 feet to a point 27 feet South of the Northerly margin of an Old County Road; thence North 4° 30' East 711 feet, more or less to the center of Battery Lane; thence North 87° West 83 feet to the point of beginning.

Being the same property conveyed 1/2 interest to Lois V. Anderson, Unmarried, by Warranty Deed from Naomi R. Anderson, Unmarried, of record in Book 4036, Page 589, in the Register's Office for Davidson County, Tennessee, dated July 16, 1966 and recorded on July 18, 1966. The said Naomi R. Anderson died on May 29, 2014. The Estate of Naomi R. Anderson was Probated in the Seventh Circuit Court for Davidson County, Tennessee, case No. 14P970. Lois Anderson was devised Naomi R. Anderson half interest as stated in the decedent's Last Will and Testament named herein Instrument No. 20141119-0106768.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1023 Battery Ln., Nashville, TN 37220
(unimproved _)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-WRE-22-1023

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 15th day of August, 2022

Lois V. Anderson

LOIS V. ANDERSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lois V. Anderson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of August, 2022.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Notary Public