WARRANTY DEED

Karen Johnson Davidson County
Batch# 911954 DEEDWARR
09/02/2022 10:39:21 AM 2 pgs
Fees: $13.00 Taxes: $3,422.50

20220902-0099188

B-WRE-22-4410

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 31st DAY OF AUGUST, 2022.

Notary Public

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

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

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)	(NAME)	**132-09-0-098.00**
PO Box 120789		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **WAVELL P. STEWART AND WIFE, JULIA H. STEWART,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2K DEVELOPMENT LLC,** 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. 41 on the Plan of Oak Hill Subdivision, No. 1, as of record in Book 547, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 100 feet on the Easterly margin of Soper Avenue and runs back 240.1 feet on the Northerly line and 239.7 feet on the Southerly line, to a line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Wavell P. Stewart and wife, Julia H. Stewart by Warranty deed from Alma C. Dugger, unmarried of record in Book 5318, page 404, Register's Office for Davidson County, Tennessee, dated July 31, 1978 and recorded on July 31, 1978.

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 547, Page 52, 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: **4410 Soper Avenue, 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.

Witness my/our hand(s) this the 31st DAY OF AUGUST, 2022.

Wavell P. Stewart
Wavell P. Stewart

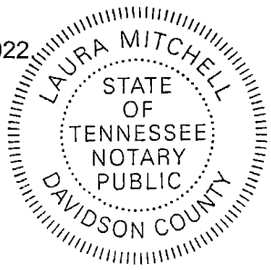
Julia H. Stewart
Julia H. Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WAVELL P. STEWART, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2022.

Notary Public
My Commission Expires: 1/11/26
(SEAL)

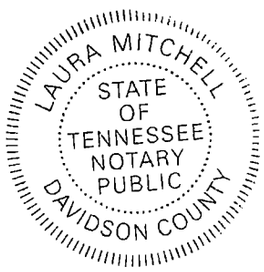


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIA H. STEWART, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2022.

Notary Public
My Commission Expires: 1/11/26
(SEAL)



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