WARRANTY DEED

Karen Johnson Davidson County
Batch# 914561 DEEDWARR
09/09/2022 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20220909-0101161

B-WRE-22-514

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-8-25
(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)
Steve Lehman and Danae Lehman	Same as New owner	
(NAME)	(NAME)	**115-08-0-015.00**
514 Davidson Road		
(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 **STEVE LEHMAN AND DANAE LEHMAN, 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 the unnumbered Lot, marked Hartman Property, on the Plan of Brookmeade, Section I, of record in Plat Book 2133, Page 77, in the Register's Office for Davidson County, Tennessee.

Said Lot marked Hartman Property fronts 135.3 feet on the Northerly margin of Davidson Road and extends back 286.0 feet on the Easterly line and 326.4 feet on the Westerly line to a dead line in the rear, measuring 149.9 feet thereon.

Being the same property conveyed to Susan L. Bell, a Single Person by Warranty deed from Bradly J. Staggs, and Wife, Ginny Underwood Staggs of record in Instrument No. 20011210-0136126 Register's Office for Davidson County, Tennessee, dated December 03, 2001 and recorded on December 10, 2001.

Being the same property conveyed to Connie R. Harrington and Jon C. Mabe, wife and husband by Warranty deed from Susan Lynn Bell, also known as Susan L. Bell, a single person of record in Instrument No. 20200908-0101638 Register's Office for Davidson County, Tennessee, dated September 02, 2020 and recorded on September 08, 2020.

Being the same property conveyed to 2K Development, LLC, a Tennessee limited liability company by Warranty deed from Connie R. Harrington and Jon C. Mabe, wife and husband of record in Instrument No. 20211124-0156462 Register's Office for Davidson County, Tennessee, dated November 16, 2021 and recorded on November 24, 2021.

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 77, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **514 Davidson Road, 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 6th DAY OF SEPTEMBER, 2022.

2K Development, LLC, a Tennessee limited liability company

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, A TENNESSEE LIMITED LIABILITY COMPANY 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 6th of September, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/11/2023
CHEATHAM COUNTY

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

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian 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 9-6-22.

Tracey Trumphour
Affiant
Date: 9-6-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 6 day of September, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY