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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 37459-12-2022** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 30th day of December, 2022.<br><br>Notary Public<br><br>My Commission Expires: 01-06-2025 |

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

# WARRANTY DEED

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|---|---|---|
| **Address New Owner:**<br>K Squared Partners<br>408 S. 15th St B<br>Nashville TN 37206 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>11516005000 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anne Bransford Wallace, Trustee of The Lallie Hudgings Wallace Revocable Trust, U/A/D May 10, 2011, her successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **K Squared Partners, a general partnership** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6117 Jocelyn Hollow Road, Nashville, TN 37205.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 957299 DEEDWARR
01/04/2023 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20230104-0000522

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 30th day of December, 2022.

Anne Bransford Wallace, Trustee

Anne Bransford Wallace, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anne Bransford Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Trustee of The Lallie Hudgings Wallace Revocable Trust, U/A/D May 10, 2011, her successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, and as such Trustee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2022.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 7 on the Plan of the Harding Park of record in Book 2331, Page 120, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southeasterly margin of Jocelyn Hollow Road at the corner of Lots No. 6 and 7; thence with the line between said lots, southeasterly 306.7 feet to a point; thence northeasterly 58 feet to a corner of Lot No. 70 and continuing northeasterly with the line between Lots No. 7 and 70, 136 feet to the margin of Laird Road; thence with the margin of the same, southwesterly 279.2 feet to the beginning of a curve; thence around said curve, southwesterly 38.7 feet to the east margin of Jocely Hollow Road; thence with the margin of the same, southwesterly 157.8 feet to the point of beginning.

Being the same property conveyed to W. Hamilton Wallace, Jr. and wife, Lallie Hudgins Wallace by deed dated November 12, 1957 from Alexander & Co., Inc. of record in Book 2706, Page 265, Register's Office for Davidson County, Tennessee. W. Hamilton Wallace, Jr. conveyed his interest in subject property to Lallie Hudgins Wallace by Quitclaim Deed dated August 13, 1982 of record in Book 5926, Page 472, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 6, 2020 of record in Instrument No. 20201110-0132853, Register's Office for Davidson County, Tennessee, Lallie Hudgings Wallace conveyed subject property to Anne Bransford Wallace, Trustee of The Lallie Hudgings Wallace Revocable Trust, U/A/D May 10, 2011, her successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 2331, Page 120, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Dawnielle Hardwick, do hereby make oath that I am a licensed attorney and/or the 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 December 30, 2022
Date

D Hardwick
Affiant Signature

January 3, 2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of January, 2023.

Notary's Signature

My Commission Expires: 7/12/2024
Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026