Karen Johnson Davidson County
Batch# 973920 DEEDWARR
02/24/2023 10:30:55 AM 2 pgs
Fees: $13.00 Taxes: $4,532.50
20230224-0013155

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230143380**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,225,000.00. Affiant Subscribed and sworn to before me, this 23rd day of February, 2023. Notary Public My Commission Expires:

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: 2K Development, LLC, a Tennessee limited liability company P.O. Box 120789 Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132 09 0 114.00

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, **Michael D. Maiorino and Brandi Maiorino, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **2K Development, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 43 on the Map Showing Subdivision of Lots 27-28-36-37-38-39-40-41-42-43 and Part of Lots 35 & 44 in Oak Hill Subdivision No. 1, of record in Book 547, Page 52, Register's Office for said County.

Beginning at a point in the North margin of Battery Lane, 138.7 feet more or less East of the Easterly margin of Soper Avenue, being the Southeast corner of the property conveyed to Warren W. Brown and wife, by deed of record in Book 1628, Page 635, Register's Office; thence along Brown's Easterly line, Northerly 300 feet to a point, thence Westerly 138.7 feet more or less to the East margin of Soper Avenue; thence with the margin of the same, Northerly 218.5 feet more or less to a corner of Lot No. 42; thence with the line between Lots Nos. 42 and 43; Easterly 239.3 feet to a point; thence Southerly 494.8 feet to the North margin of Battery Lane; thence with the margin of the same, Westerly 100 feet more or less to the point of beginning.

Being the same property conveyed to Michael D. Maiorino and Brandi Maiorino, husband and wife, by Warranty Deed from Raymond Louis Danner Jr., unmarried, of record in Instrument No. 20180305-0020225, in the Register's Office of Davidson County, Tennessee, dated February 28, 2018 and recorded on March 05, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Lots 27-28-36-37-38-39-40-41-42-43 and Part of Lots 35 & 44 in Oak Hill Subdivision No. 1, as recorded in Plat Book 547, Page(s) 52.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4260, Page 475.

This is improved property located at 924 Battery Lane Nashville, TN 37220.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-URE-23-924

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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of February, 2023.

Brandi Maiorino

Michael D. Maiorino

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Brandi Maiorino and Michael D. Maiorino**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of February, 2023.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025