Karen Johnson Davidson County
Batch# 1003020 DEEDWARR
05/15/2023 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20230515-0035815

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

File No. DH-23-4192

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thiago Teixeira | same as | |
| (NAME) | (NAME) | 118-14-0-129.00 |
| 1010 Brayden DR | new owner | |
| (ADDRESS) | (ADDRESS) | |
| Fairview TN 37062 | | |
| (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/we, **2K Development LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thiago Teixeira**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 55 on the Map of Longview Manor, Section 1 and 2, of record in Book 1424, page 127, Register's Office for said County.**

**Said Lot No. 55 fronts 88.0 feet on the Westerly side of Pleasant Valley Road and runs back 228.6 feet on the Northerly line and 211.5 feet on the Southerly line to a dead line, measuring 89.0 feet thereon.**

**Being the same property conveyed to 2K Development LLC, a Tennessee limited liability company by Warranty deed from Patricia A. Dickinson, married, Leo E. Adams, married, and Jayne E. Howse, married of record in Instrument No. 20211230-0171777 Register's Office for Davidson County, Tennessee, dated December 28, 2021 and recorded on December 30, 2021.**

**This is property more commonly known as 3513 Pleasant Valley Road, Nashville, TN 37204.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 12th day of May, 2023.

2K Development LLC, a Tennessee Limited Liability Company

By: _____
Kent Basile, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Kent Basile, Sole Member of 2K Development LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of 2K Development LLC, the within named bargainor, a Limited Liability Company, and that such Kent Basile, Sole Member of 2K Development LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, TN, this 12th day of May, 2023.

_____
Notary Signature

My commission expires: 03/09/2027




**After recording, return to:**
**Magnolia Title and Escrow, Inc.**
**1104 Fatherland Street**
**Nashville, TN 37206**

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 **May 12, 2023**.

Date

D Hardwick

Affiant Signature

**May 15, 2023**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15th** day of **May**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

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