WARRANTY DEED

Karen Johnson Davidson County
Batch# 1041886 DEEDWARR
08/23/2023 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $9,805.00
20230823-0065945

File No. DH-23-4912

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2023

Notary Public

MY COMMISSION EXPIRES: 09-07-2026

(AFFIX SEAL)

AMANDA MAYNOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-26

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
Peter B. Brandow and Laurie J. Brandow	New Owner	
(NAME)	(NAME)	115-07-0-100.00
710 West Meade Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **K Squared Partners GP, a general partnership**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter B. Brandow and Laurie J. Brandow, husband and wife,** 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. 353 on the Plan of West Meade Farms, Inc. Section "M" of record in Plat Book 2133, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 353 fronts 180.2 feet on the easterly side of Ebenway Drive and fronts 114.2 feet on the northerly side of West Meade Drive, said frontage being joined by a curve having a length of 37.4 feet and runs back 269.0 feet on the northerly line and 335.4 feet on the easterly line to a point of intersection.

Being the same property conveyed to K Squared Partners, GP by Warranty deed from Gerald D. McCormick, II and Kimberly McCormick, husband and wife of record in Instrument No. 20210930-0131749 Register's Office for Davidson County, Tennessee, dated September 28, 2021 and recorded on September 30, 2021.

This is property more commonly known as 710 West Meade Drive, Nashville, TN 37205.

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 22nd day of August, 2023.

K Squared Partners GP, a General Partnership

By: _____
Kent Basile, Partner

By: _____
Kathleen McElroy, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of August, 2023, before me personally appeared Kent Basile and Kathleen McElroy, Partners of K Squared Partners GP, a general partnership, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

_____
Notary Signature
My commission expires:

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

Certificate of Authenticity

I, Tonya Loftin, 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 **August 22, 2023**.

Date

Tonya Loftin
Affiant Signature

August 23, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of August, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)