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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 230945777**<br><br>Karen Johnson Davidson County<br>Batch# 1059743 DEEDWARR<br>10/11/2023 11 39 43 AM 2 pgs<br>Fees $13 00 Taxes $3,552 00<br>20231011-0079661 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $960,000 00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 10th day of October, 2023<br><br>Notary Public<br>My Commission Expires |

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

## WARRANTY DEED

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| Address New Owner:<br>2K Development, LLC<br>PO BOX 120789<br>Nashville, TN 37212 | Send Tax Bills To.<br>New Owner | Tax Information.<br>Tax Parcel ID No<br>129-08-0-137 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, **Shaffer Home Services, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **2K Development, LLC, a Tennessee Limited Liability Company**, ("Grantee"), 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 Lot(s) 21, of Block "A", as shown on the map entitled Second Revised Plan of Highlands of Belle Meade No 2, of record in Plat Book 1130, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to SHAFFER HOME SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from DANIEL D HITE, of record in Instrument No 20210503-0059007, dated April 30, 2021, said Register's Office.

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

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 129-08-0-137.00.

Matters shown on the Plan of record in Plat Book 1130, page 62, said Register's Office

This is improved property located at 103 Alton Road Nashville TN 37205

**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.

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 10th day of October, 2023.

Shaffer Home Services, LLC

By. Vance Bryan Shaffer, Sole Member

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, of the State and County aforesaid, personally appeared Vance Bryan Shaffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Shaffer Home Services, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member

Witness my hand, at office, this 10th day of October, 2023

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026