Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
~~10 Burton Hills Blvd., Suite 130~~
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1067558 **DEEDWARR**
11/02/2023 10:18:59 AM 2 pgs
Fees: $13.00 Taxes: $14,800.00

20231102-0085764

File No. DH-23-5296

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY SCHAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

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 NUMBER(S)
The 835 Battery Lane Trust	New owner	
(NAME) 835 Battery Lane	(NAME)	132-14-0-026.00
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(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 **The 835 Battery Lane Trust dated October 24, 2023**, 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 all Lot No. 3, H.G. Lowe's Subdivision, Being Part of Lot 3 of the John Overton Estate, According to survey and plat of same appearing of record in Plat Book 1424, Page 46, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 150 feet on the Southerly side of Battery Lane and Runs Back Between parallel lines 300 feet to a dead line.

Being the same property conveyed to 2K Development LLC, a Tennessee limited liability company by Quitclaim deed from Kent Tyler Basile, married of record in Instrument No. 20220519-0058326 Register's Office for Davidson County, Tennessee, dated May 16, 2022 and recorded on May 19, 2022.

This is property more commonly known as 835 Battery Lane, Nashville, TN 37220.

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 27th day of October, 2023.

2K Development, LLC, a Tennessee Limited Liability Company

By: _____
Joshua Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Joshua Hunter, 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 authorized agent of 2K Development, LLC, the within named bargainor, a Limited Liability Company, and that such Joshua Hunter as such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as authorized agent.

Witness my hand and seal, at office in Nashville, TN, this 27th day of October, 2023.

_____
Notary Signature

My commission expires:_____

