Karen Johnson Davidson County
Batch# 1159402 DEEDWARR
07/17/2024 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $19,465.41
20240717-0053968

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,260,922.19

Kaitlyn West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2024

Notary Public

File No. DH-23-5380

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Vimal B. Bhanvadia and Sumeet K. Bhanvadia	NEW OWNER	
(NAME)	(NAME)	
6117 Jocelyn Hollow Road		115-16-0-050.00
(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, a general partnership**. HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bhanvadia 2023 Revocable Trust dated August 10, 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 Lot No. 7 on the Plan of the Harding Park of record in Plat Book 2331, Page 120, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Southeasterly margin of Jocelyn Hollow Road at the corner of Lots No. 6 and 7; thence with the line between said lots, Southeasterly 306.7 feet to a point; thence Northeasterly 58 feet to a corner of Lot No. 70 and continuing Northeasterly with the line between Lots No. 7 and 70, 136 feet to the margin of Laird Road; thence with the margin of the same, Southwesterly 279.2 feet to the beginning of a curve; thence around said curve, Southwesterly 38.7 feet to the East margin of Jocelyn Hollow Road; thence with the margin of the same, Southwesterly 157.8 feet to the point of beginning.

Being the same property conveyed to K Squared Partners, a general partnership by Warranty Deed from Anne Bransford Wallace, Trustee of The Lallie Hudgings Wallace Revocable Trust, U/A/D May 10, 2011, of record in Instrument No. 20230104-0000522, Register's Office for Davidson County, Tennessee, dated December 30, 2022 and recorded on January 04, 2023.

This is property more commonly known as 6117 Jocelyn Hollow Road, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 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 15th day of July, 2024.

K Squared Partners, GP

By: _____
Kent Basile, Member

By: _____
Kathleen McElroy, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2024, before me personally appeared Kent Basile and Kathleen McElroy, Members of K Squared Partners, GP, 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.

Witness my hand, at office, this 15th day of July, 2024.

_____
Notary Signature
My commission expires:



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 July 15th, 2024.

Affiant Signature

07-15-2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 15 day of July, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY