QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1193537 DEEDQC
10/15/2024 09:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241015-0079687

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
K SQUARED PARTNERS	**K SQUARED PARTNERS**	
(NAME) **408 South 15th Street B**	(NAME) **408 South 15th Street B**	**129-02-0-055.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **2K DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **K SQUARED PARTNERS, A GENERAL PARTNERSHIP** ("GRANTEE") ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36 ON THE PLAN OF SECTION I, WEST MEADE FARMS INC OF RECORD IN PLAT BOOK 1424, PAGE 47, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO 2K DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM ELIZABETH ELLEN ANDERSON, EXECUTOR OF JOHN J. FRANKS ESTATE OF RECORD IN INSTRUMENT NO. 20240830-0067162 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 28, 2024 AND RECORDED ON AUGUST 30, 2024.

This is Improved Property commonly known as: 216 Vaughns Gap Road, Nashville, TN 37205.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 11 day of October, 2024.

2K DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: KENT BASILE, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kent Basile, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of 2k Development LLC, a Tennessee Limited Liability Company, and that he is authorized by 2k Development LLC, a Tennessee Limited Liability Company to execute this instrument on its behalf as such Sole Member.

Witness my hand, at office, this 11 day of October, 2024.

Notary Signature
My commission expires:



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 **October 11, 2024**.

Date

Affiant Signature

October 15, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15th** day of **October**, 20**24**.

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