Karen Johnson Davidson County
Batch# 1198934 DEEDWARR
10/30/2024 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20241030-0083861

WARRANTY DEED

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

File No. DH-24-7923

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2024

Notary Public

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
2K Development LLC	Same as New Owner	
(NAME) PO Box 120789	(NAME)	131-11-0-062.00
(ADDRESS) Nashville, TN 37212	(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, **Steven L. Robertson and Katina L. Robertson, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2K Development LLC, a Tennessee Limited Liability Company**, 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:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Section I, Seven Hills Subdivision of record in Plat Book 2133, Page(s) 81 and 82, 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 Steven L. Robertson and wife, Katina L. Robertson by Warranty deed from Land Development.com, Inc., a Tennessee Corporation of record in Instrument No. 20150323-0024644 Register's Office for Davidson County, Tennessee, dated March 18, 2015 and recorded on March 23, 2015 and also Affidavit recorded in Instrument No. 20231205-0093883, recorded on December 05, 2023.

This is property more commonly known as 4610 Benton Smith Road, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 28th day of October, 2024.

Steven L. Robertson

Katina L. Robertson by Steven L. Roberston,
her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of October, 2024, before me personally appeared Steven L. Robertson, 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 28th day of October, 2024.

Notary Signature
My commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Steven L. Robertson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Attorney in Fact for Katina L. Robertson, and that this instrument was executed on behalf of the said Katina L. Robertson for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. __202410300083860____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 28th day of October, 2024.

Notary Signature
My commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 10/28/2024.

Date

Affiant Signature

10/29/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of October, 2024.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)