Karen Johnson Davidson County
Batch# 1207722 DEEDWARR
11/21/2024 03:01:30 PM 5 pgs
Fees: $28.00 Taxes: $10,360.00
20241121-0091210

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2024

Notary Public

MY COMMISSION EXPIRES: 9-7-2026

(AFFIX SEAL)

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. DH-24-8052

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
Tracy PW Hannon and Honor H. Hannon	Same as New Owner	
(NAME)	(NAME)	
4415 Soper Avenue		132-09-0-041.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, Seamus P. Ross, and Hubert Lee Worrell, IV**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tracy PW Hannon and Honor H. Hannon, husband and wife**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, being Lot No. 11 on the Map Showing Subdivision of Lots 27, 28, 36, 37, 38, 39, 40, 41, 42, 43 and Part of Lots 35 and 44 in Oak Hill Subdivision No. 1, as of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of the property.

Said Lot No. 11 fronts 150 feet on the westerly side of Soper Avenue and runs back 119.7 feet on the northerly line and 120.1 feet on the southerly line to a dead line, measuring 150 feet thereon.

Being the same property conveyed to 2K Development, LLC, a Tennessee Limited Liability Company, Seamus P. Ross, and Hubert Lee Worrell, IV, by Warranty Deed from Hunter Cole Batson and Ashley Conatser Batson, husband and wife of record in Instrument No. 20231219-0097663 Register's Office for Davidson County, Tennessee, dated October 27, 2023 and recorded on December 19, 2023.

This is not the marital residence on any Grantor and is not subject to marital interest.

This is property more commonly known as 4415 Soper Avenue, Nashville, TN 37204.

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 21st day of November, 2024.

2K Development LLC, a Tennessee Limited Liability Company

By: _____
Joshua Hunter, Authorized Agent

_____
Seamus P. Ross

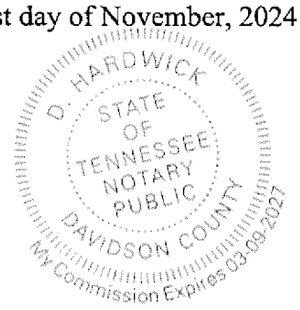
_____
Hubert Lee Worrell, IV

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 Tennessee Limited Liability Company, and that Joshua Hunter, as such Authorized Agent of 2K Development, LLC, 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 21st day of November, 2024.

_____
Notary Signature
My commission expires:_____

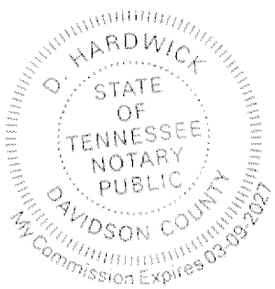


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 2024, before me personally appeared Hubert Lee Worrell, IV, 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 21st day of November, 2024.

_____
Notary Signature
My commission expires:



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 21st day of November, 2024.

2K Development LLC, a Tennessee Limited Liability Company

By: _____
Joshua Hunter, Authorized Agent

_____
Seamus P. Ross

_____
Hubert Lee Worrell, IV

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 Tennessee Limited Liability Company, and that Joshua Hunter, as such Authorized Agent of 2K Development, LLC, 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 21st day of November, 2024.

_____
Notary Signature
My commission expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 2024, before me personally appeared Hubert Lee Worrell, IV, 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 21st day of November, 2024.

_____
Notary Signature
My commission expires:

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On this 20 day of November, 2024, before me personally appeared Seamus P. Ross, 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 20 day of November, 2024.

Notary Signature
My commission expires: 8/9/25



Certificate of Authenticity

I, Barbara A. McGinty, 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 11-21-2024.

Date

Affiant Signature

11-21-2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of November, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

