WARRANTY DEED

Karen Johnson Davidson County
Batch# 1216091 DEEDWARR
12/13/2024 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $12,950.00
20241213-0097058

File No. DH-24-8288

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

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
M. H. O. C., LLC	**Same as New Owner**	
(NAME) **323 Cash Memorial Blvd**	(NAME)	115-07-0-050.00
(ADDRESS) **Forest Park, GA 30297**	(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, **K Squared Partners a general partnership**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M. H. O. C., LLC, a Georgia 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section I, West Meade Addition of record in Plat Book 2330, Page 114, 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 K Squared Partners, a general partnership, by Warranty Deed from Anne M. Hill and Phoebe A. M. Hill, Co-Trustees of the Anne M. Hill Living Trust dated April 05, 2022 of record in Instrument No. 20230131-0006987 Register's Office for Davidson County, Tennessee, dated January 30, 2023 and recorded on January 31, 2023.

This is property more commonly known as 739 West Meade Drive, Nashville, TN 37205.

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 12th day of December, 2024.

K Squared Partners

By: _____
Kent Basile, Partner

By: _____
Kathleen McElroy, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of December, 2024, before me personally appeared Kent Basile and Kathleen McElroy, Partners of K Squared Partners, 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 12th day of December, 2024.

_____
Notary Signature
My commission expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09/06/2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, D 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 **December 12, 2024**.

Date

D Hardwick

Affiant Signature

December 13, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13th** day of **December**, 20**24**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

