THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $1,750,000.00 Affiant Subscribed and sworn to before me, this 10th day of December 2024. Notary Public My Commission Expires:

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

Karen Johnson Davidson County
Batch# 1217176 DEEDWARR
12/17/2024 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $6,475.00
20241217-0097826

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
2K Development, LLC 915 Alder Drive Nashville, TN 37220	PO Box 120789 Nashville, TN 37212	Tax Parcel ID No. 132 13 0 069.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN BARRETT GAY AND WIFE CARRIE GAY,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **2K DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Burchett's Subdivision, as shown by plat and survey of record in Plat Book 2083, page 36,Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Barrett Gay and wife Carrie Gay by Deed dated November 21, 2014 from LaReine K. Chapman, a widow, recorded December 4, 2014, in Instrument Number 201412040111155, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: 915 Alder Drive, Nashville, TN 37220

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of December 2024.

JOHN BARRETT GAY

CARRIE GAY

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BARRETT GAY AND CARRIE GAY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of December 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

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 16, 2024**.

Date

D. Hardwick

Affiant Signature

December 17, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of **December**, 20**24**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

