Karen Johnson Davidson County
Batch# 1221981 DEEDWARR
12/31/2024 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $7,770.00
20241231-0101515

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $2,100,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of December, 2024.

NOTARY PUBLIC

My commission expires:

HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-19-2027

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
2K Development, LLC	SAME AS NEW OWNER	130-08-0-002.00
(NAME)	(NAME)	
PO Box 120789		
(ADDRESS)	(ADDRESS)	
Nashville TN 37212		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Bagwell Construction Co., LLC, a Tennessee limited liability company,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **2K Development, LLC**, a Tennessee Liability Company, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Re-Subdivision of Part of Royal Oaks, of record in Plat Book 1424, Page 31, 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 Ernest G. Freudenthal and wife, Stephanie K. Freudenthal by Warranty Deed from Edward C. Scruggs III and wife, Kay S. Scruggs of record in Book 2435, page 141, Register's Office for Davidson County, Tennessee, dated June 01, 1955 and recorded on June 02, 1955.
Being the same property conveyed to Ernest G. Freudenthal by Quitclaim Deed from Stephanie K. Freudenthal of record in Book 5500, page 899, Register's Office for Davidson County, Tennessee, dated September 18, 1979 and recorded on September 19, 1979.

Being the same property conveyed to Pamela F. Hausman, Trustee of the Ernest G. Freudenthal Inter Vivos Trust by Quitclaim Deed from Ernest G. Freudenthal of record in Instrument No. 20080422-0040972 Register's Office for Davidson County, Tennessee, dated April 08, 2008 and recorded on April 22, 2008.

Being the same property conveyed to Bagwell Construction Co., LLC, a Tennessee limited liability company by Warranty Deed from Pamela F. Hausman, Trustee and Joan F. Fraifeld, Trust Protector of the Ernest G. Freudenthal Inter Vivos Trust and Pamela F. Hausman, individually and Joan F. Fraifeld, individually of record in Instrument No. 20240618-0045917 Register's Office for Davidson County, Tennessee, dated June 14, 2024 and recorded on June 18, 2024.

This property is _X_unimproved __improved property known as: 4406 Sunnybrook Dr., Nashville, TN 37205.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of December, 2024.

Bagwell Construction Co., LLC, a Tennessee limited liability company

BY: _____ SOLE MEMBER
Christopher Bagwell, Sole Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Christopher Bagwell, 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 Sole Member of Bagwell Construction Co., LLC, the within named bargainor, a limited liability company, and that such Sole Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Bagwell Construction Co., LLC as Sole Member.

Witness my hand and official seal, this the 30th day of December, 2024.

_____
Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

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 30, 2024**.

Date

D. Hardwick

Affiant Signature

December 31, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31st** day of **December**, 20**24**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

