Karen Johnson Davidson County
Batch# 1228026 DEEDWARR
01/17/2025 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $24,050.00
20250117-0004127

WARRANTY DEED

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. DH-24-8335

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of January, 2025

Notary Public

MY COMMISSION EXPIRES: 3/8/28
(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
4038 Crestridge Drive Trust U/A dated January 17, 2025	Same as New Owner	
(NAME) 1636 Gaspar Dr. South P.O. Box 1589	(NAME)	132-01-0-206.00
(ADDRESS) Boca Grande FL 33921	(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, **2K Development LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **4038 Crestridge Drive Trust U/A dated January 17, 2025**, 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. 29 on the Plan of Brookhaven Estates, of record in Plat Book 1835, Pages 49, 50 and 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to 2K Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Kenton Vaughn Corder, an unmarried man, of record in Instrument No. 20231006-0078979, Register's Office for Davidson County, Tennessee, dated October 6, 2023 and recorded on October 6, 2023.

This is property more commonly known as 4038 Crestridge Drive, 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 17 day of January, 2025.

2K Development LLC, a Tennessee Limited Liability Company

By: _____
Kent Basile, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Kent Basile, Sole Member of 2K Development LLC, 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 2K Development LLC, the within named bargainor, a Limited Liability Company, and that such Kent Basile, Sole Member of 2K Development LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, TN, this 17 day of January, 2025.

_____
Notary Signature

My commission expires:_____



Tennessee Certification of Electronic Document

I, George Mudter, 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 1/17/25 (date of document).

Affiant Signature

1/17/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

