THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38482 Karen Johnson Davidson County Batch# 1242937 DEEDWARR 03/04/2025 03:10:30 PM 3 pgs Fees: $18.00 Taxes: $5,457.50 20250304-0016332	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,475,000.00. Affiant Subscribed and sworn to before me this 4 day of March (DM) ~~February~~, 2025. Notary Public My Commission Expires:

K. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2027

WARRANTY DEED

Address New Owner: 2K Development LLC PO Box 120789 Nashville, TN 37212.	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No.: 11512003100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, J. Carlton Smith, Jr. and wife, Rebecca B. Smith, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to 2K Development LLC, a Tennessee limited liability company ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of West Meade Village, Section D, as of record in Book 2331 (incorrectly referred to as Book 2322 in prior deed), page 36, Register's Office for said County.

Said Lot No. 9 fronts 175 feet on the Northerly side of Gun Club Road and runs back between parallel lines 375 feet to a dead line in the rear measuring 175 feet thereon.

Being the same property conveyed to J. Carlton Smith, Jr. and wife, Rebecca B. Smith by deed dated March 15, 2000 from David W. Acuff, a married person, of record in Instrument No. 20000321-0028650, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2025 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2331, Page 36, Register's Office for Davidson County, Tennessee.

This is improved property located at 322 Gun Club Road, Nashville, TN 37205.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons.

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 the 25th day of February, 2025.

J. Carlton Smith, Jr.

Rebecca B. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, J. Carlton Smith, Jr. and Rebecca B. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of February, 2025.

Notary Public

My Commission Expires: 3/8/28

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

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 **February 25, 2025**.

Date

D. Hardwick

Affiant Signature

March 4, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4th** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

