WARRANTY DEED

Karen Johnson Davidson County
Batch# 1254946 DEEDWARR
04/02/2025 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $14,985.00
20250402-0024834

TINA SHINN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2025

Notary Public

MY COMMISSION EXPIRES: 9/15/27

(AFFIX SEAL)

File No. DH-25-9227

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
Cherie Witynski, Trustee of Cherie Witynski Revocable Trust dated July 29, 2022	Same as New Owner	
(NAME)	(NAME)	132-09-0-097.00
4408 Soper Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 **Cherie Witynski, Trustee of Cherie Witynski Revocable Trust dated July 29, 2022**, 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. 40 as shown on the map entitled Map Showing Subdivision of Lots 27-28-36-37-38-39-40-41-42-43 and Part of Lots 35 & 44 in Oak Hill Subdivision No. 1, of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to K Squared Partners, a General Partnership, by Warranty Deed from David R. Byrnes, a Married Man, of record in Instrument No. 20230516-0036671, Register's Office for Davidson County, Tennessee, dated May 15, 2023 and recorded on May 16, 2023.

This is property more commonly known as 4408 Soper Avenue, 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 1st day of April, 2025.

K Squared Partners, a Partnership

By: _____
Kent Basile, Partner

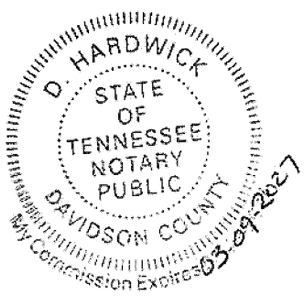
By: _____
Kathleen McElroy, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of April, 2025, 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 1st day of April, 2025.

_____
Notary Signature
My commission expires: 03/09/2027



Certificate of Authenticity

I, Joshua A. Terry, 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 4/1/25.

Affiant Signature – Joshua A. Terry

4/1/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/1/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27