WARRANTY DEED

Karen Johnson
Batch # 1257819
04/11/2025 09 42 57 AM
Fees $13 00 Taxes $14,152 50
20250411-0027102

Davidson County
DEEDWARR
2 pgs

JDI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. DH-25-9046

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,825,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2025

Notary Public

MY COMMISSION EXPIRES 10/4/27
(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
Ashley McAdams and Scott McLauchlan	OWNER	
(NAME)	(NAME)	129-08-0-137 00
103 Alton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 **Scott McLauchlan, an unmarried person, and Ashley McAdams, an unmarried person, each as to 50% interest as tenants in common without right of survivorship**, 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. 21 of Block "A", as shown on the map entitled 2nd Revised Plan of Highlands of Belle Meade No. 2, of record in Plat Book 1130, Page 62, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to 2K Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Shaffer Home Services, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20231011-0079661, Register's Office for Davidson County, Tennessee, dated October 10, 2023 and recorded on October 11, 2023.

This is property more commonly known as 103 Alton Road, Nashville, TN 37205.

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 10th day of April, 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 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 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 10th day of April, 2025.

_____
Notary Signature

My commission expires:_____

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