WARRANTY DEED

Karen Johnson Davidson County
Batch# 1260497 DEEDWARR
04/16/2025 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $6,845.00
20250416-0029041

LB-P-25-904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027 (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
2K Development, LLC	Same as New owner	
(NAME)	(NAME)	**132-13-0-082.00**
PO Box 120789		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID L. ISAACS AND ALEXANDRA C. ISAACS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2K DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 59 on the plan of Oak Hill Valley Subdivision, of record in Book 1835, page 15 and 16, Register's Office for said County.

Said Lot No. 59 fronts 160 feet on the northerly margin of Robertson Academy Road and extends back between parallel line 273 feet to a dead line in the rear.

Being the same property conveyed to Michael Jay Braithwaite, a single person by Warranty Deed from Frank Gulley, Jr. and spouse, Anne H. Gulley of record in Book 9475, page 586, Register's Office for Davidson County, Tennessee, dated September 26, 1994 and recorded on September 27, 1994.

Said Michael Jay Braithwaite died on February 19, 2017 leaving Last Will and Testament filed for Probate in Docket No. 17P437, Circuit Court of Davidson County, Tennessee. In accordance with the terms of the Will, Maria Isabel Braithwaite is named as Personal Representative of the Estate of Michael Jay Braithwaite, deceased.

Being the same property conveyed to Chesnut Infill, GP, a Tennessee General Partnership by Warranty Deed from Maria Isabel Braithwaite, Trustee of The Maria Isabel Braithwaite Testamentary Trust of record in Instrument No. 20231206-0094241 Register's Office for Davidson County, Tennessee, dated December 04, 2023 and recorded on December 06, 2023.

Being the same property conveyed to David L. Isaacs and Alexandra C. Isaacs, husband and wife by Warranty Deed from Chesnut Infill, GP, a Tennessee General Partnership of record in Instrument No. 20240723-0055337 Register's Office for Davidson County, Tennessee, dated July 19, 2024 and recorded on July 23, 2024.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page(s) 15 and 16, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1788, Page 186, as amended by Book 1809, Page 539, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **904 Robertson Academy Road, Nashville, Tennessee 37220**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 15 DAY OF APRIL, 2025.

David L. Isaacs

Alexandra C. Isaacs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID L. ISAACS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXANDRA C. ISAACS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 **April 15, 2025**.

Date

D. Hardwick

Affiant Signature

April 16, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16th** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

