Prepared by ~~and return to~~:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 1288396 DEEDWARR
06/23/2025 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20250623-0048859

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $570,000.00.

Affiant

Subscribed and sworn to before me this 18th day of June, 2025.

Notary Public
My Commission Expires:

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

File No.: 2025-1128

Address of New Owner:	Send Tax Bills to:	Tax Information:
2K Development LLC	New Owner	
PO Box 120789, Nashville, TN 37212		092-13-0-394.00

WARRANTY DEED

For and in 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, we

Rajendra Bhakta, a married person

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

2K Development LLC, a Tennessee Limited Liability Company

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Hortense Place of record in Plat Book 161, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rajendra Bhakta by Warranty Deed from Troy Heithcock and Margaret Heithcock, husband and wife of record in Instrument No. 20210423-0054743 Register's Office for Davidson County, Tennessee, dated April 22, 2021 and recorded on April 23, 2021.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. Section 26-2-301 or other similar statue therein.

This conveyance is subject to any and all restrictions and easements of record.

This is ____ improved __x__ unimproved property and the address of the herein described property is believed to be 3313 Nevada Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 16th day of June, 2025.

Rajendra Bhakta

STATE OF TENNESSEE
COUNTY OF Franklin

On this 16th day of June, 2025, before me personally appeared Rajendra Bhakta, 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 16th day of June, 2025.

Notary Signature
My commission expires: 05/02/2026

ERIN JOCELYN DAWE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE
My Comm. Expires 5/2/2026

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 **June 16, 2025**.

Date

D. Hardwick

Affiant Signature

June 20, 2025

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

