Karen Johnson Davidson County
Batch# 1296924 DEEDWARR
07/11/2025 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20250711-0054859

Prepared By [redacted]
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-2654

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of July, 2025.

Notary Public

Commission Expires: 6/3/2029

RACHEL S. RODDICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2029

Address of New Owner	Send Tax Bills To:	Map & Parcel
2K Development 772 Greeley Drive Nashville, TN 37205	**2K Development, LLC** **PO Box 120789** **Nashville, TN 37212**	102-16-0-043.00

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, I/WE,

Richard Eliot Gershman, Trustee of Richard and Candace Gershman Living Trust established by the Revocable Trust Agreement of Richard Eliot Gershman and Candace Lee Jinnette Gershman dated April 24, 2023

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

2K Development, LLC, a TN Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, 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, and being all of Lot No. 229, on the Plan of Hillwood Estates, Section 10, according to plat and survey of same appearing of record in Book 2331, Pages 95 and 96, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot. Said Lot No. 299 fronts 150 feet on the Easterly side of Greeley Drive and extends back 298.5 feet on the Northerly line and 299.8 feet on the Southerly line in the rear, measuring 150 feet therein.

Being the same property conveyed to Richard Gershman and Candace Jinnette-Gershman, husband and wife by Warranty Deed from Reid A. Garrett and Patricia Garrett of record in Instrument No. 20170613-0058992 Register's Office for Davidson County, Tennessee, dated June 09, 2017 and recorded on June 13, 2017 and Scrivener's Affidavit recorded on April 26, 2023 of record in Instrument No. 20230426-0030581 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard Eliot Gershman and/or Candace Lee Jinnette Gershman, Trustees of the Richard and Candace Gershman Living Trust, established by the Revocable Trust Agreement of Richard Eliot Gershman and Candace Lee Jinnette Gershman dated April 24, 2023 by Quitclaim Deed from Richard Eliot Gershman and wife, Candace Lee Jinnette Gershman of record in Instrument No. 20230629-0049867 Register's Office for Davidson County, Tennessee, dated June 29, 2023 and recorded on June 29, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 772 Greeley Drive, Nashville, TN 37205

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 so 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.

Dated this the 7th day of July, 2025.

Richard and Candace Gershman Living Trust established by the Revocable Trust Agreement of Richard Eliot Gershman and Candace Lee Jinnette Gershman dated April 24, 2023

By: _____ TRUSTEE
Richard Eliot Gershman, Trustee

STATE OF TENNESSEE
COUNTY OF **WILSON**

On this 7th day of July, 2025, before me personally appeared Richard Eliot Gershman, Trustee of Richard and Candace Gershman Living Trust established by the Revocable Trust Agreement of Richard Eliot Gershman and Candace Lee Jinnette Gershman dated April 24, 2023, 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 7th day of July, 2025.

_____
Notary Signature
My commission expires: 6/3/2029

RACHEL S. RODDICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2029

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 **July 7, 2025**.

Date

D. Hardwick

Affiant Signature

July 11, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11th** day of **July**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County