Karen Johnson Davidson County
Batch# 1336251 DEEDWARR
10/21/2025 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $11,100.00
20251021-0083667

This Instrument Prepared by and Return to: IF
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $3,000,000.00.

Affiant

Subscribed and sworn before me this the 9th day of October, 2025.

Notary Public
My commission expires: 11.22.2028

M. CANDIS THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
A and B Consulting Services 112 Lakeside Dr. Goodlettsville, TN 37072	A and B Consulting Services, Inc. 434 N. Walnut Bend Rd. Cordova, TN 38018	011-15-0A 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, W2 HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to A AND B CONSULTING SERVICES, INC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Building Site 1 on the Plan of Lakewood Farms of record in Plat Book 4860, Page 102, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description, together with the appurtenant interest in the common elements of Lakewood Farm, a Horizontal Property Regime established by Master Deed of record in Book 5031, page 812, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W2 Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Richard Wayne Kass and Suzanne Kass, husband and wife of record in Instrument No. 20240103-0000573 Register's Office for Davidson County, Tennessee, dated December 28, 2023 and recorded on January 03, 2024.

Also being the same property conveyed to Richard Wayne Kass and Suzanne Kass, husband and wife by Warranty deed from Robert W. Abernathy and Katherine D. Abernathy, husband and wife of record in Instrument No. 20130401-0031895 Register's Office for Davidson County, Tennessee, dated March 27, 2013 and recorded on April 1, 2013.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 112 Lakeside Dr., Goodlettsville, TN 37072.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 8 day of October, 2025.

W2 Holdings, LLC, a Tennessee Limited Liability Company

BY: Mary Wood - Member
Mary Wood, Member

STATE OF TENNESSEE
COUNTY OF SEVIER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mary Wood, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the member of the within named bargainor, W2 Holdings, LLC and that she, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Mary Wood as such member.

Witness my hand and official seal this 8 day of OCT, 2025

M. Candis Thompson
Notary Public

My Commission Expires:
11. 22. 2028

M. CANDIS THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Return To:
Advocate Title & Escrow Services, LLC
756 Ridge Lake Blvd. Ste 204
Memphis, TN 38120
901-767-6200

Tennessee Certification of Electronic Document

I, M. Neal Hanna, 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 10/8/25 (date of document).

Affiant Signature

10/8/25
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 8 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/29/27

NOTARY'S SEAL

KAYLA HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

202510210083667