WARRANTY DEED

File No. ML-25-11509

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES DECEMBER 16, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,500,000.00

John Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2025

Notary Public

MY COMMISSION EXPIRES: 12/16/2028
(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
Lapuente Family Trust dated December 2, 2024	New Owner	
(NAME) 6030 Bresslyn Road	(NAME)	115-08-0-089.00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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 **Lapuente Family Trust dated December 2, 2024**, 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. 16 on the Plan of West Meade Village of record in Plat Book 3700, Page 36, 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 2K Development LLC, a Tennessee limited liability company by Warranty Deed from Aaron Senecal and wife, Julie Senecal, dated December 05, 2023 and recorded on December 06, 2023, in Instrument No. 20231206-0094197 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aaron Senecal and wife, Julie Senecal by Warranty Deed from Susan Elizabeth Pankowsky, unmarried, dated January 11, 2013 and recorded on January 16, 2013, in Instrument Number 20130116-0005355, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 6030 Bresslyn 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.

Karen Johnson Davidson County
Batch# 1341563 DEEDWARR
11/03/2025 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $31,450.00
20251103-0087336

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 31st day of October, 2025.

2K Development LLC, a Limited Liability Company

By:_____
Kent Basile, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Adelaida E. Dilworth 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 Franklin, this 31st day of October, 2025.

_____
Notary Signature

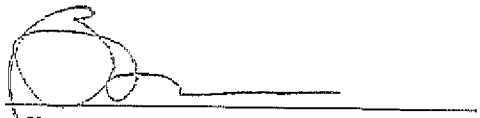
ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

Printed Name:_____

My commission expires:_____

Certificate of Authenticity

I, Barbara McGinty, 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 10/31/2025 (date of document).

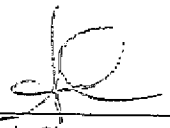


Affiant Signature

Date 11/3/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3 day of November, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

