Karen Johnson Davidson County
Batch# 1352121 DEEDWARR
12/02/2025 10:38:30 AM 4 pgs
Fees: $23.00 Taxes: $6,327.00
20251202-0095389

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,710,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2025.

Notary Public

COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
2K Development, LLC	Same As New Owner	115-12-0-103
(NAME)	(NAME)	
P.O. Box 120789		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212-0789		
(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, **Cheri Belz and David Belz, Trustees of The Barbara F. Zander Revocable Trust dated June 28, 2019,** 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, SUCCESSORS 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. 12 on the Plan of West Meade Village, a Resubdivision of Lot 12 and 13, Section D, of record in Book 3700, page 36, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Bresslyn Road, the common front corner of Lots Nos. 12 and 13; thence southwardly with the margin of Bresslyn Road 175.00 feet to a concrete monument, the beginning of a curve; thence southwestwardly around said curve 39.27 feet to a concrete monument in the northerly margin of Gun Club Road; thence with the northerly margin of the same, North 80° west 381.70 feet to a monument; thence north 4° 29' east 201.00 feet to point, the common rear corner of Lots Nos. 12 and 13; thence eastwardly 399.9 feet along the line between said lots to the point of beginning.

Being the same property conveyed to Barbara F. Zander, Cheri Belz and David Belz, as Co-Trustees of the Barbara F. Zander Revocable Trust, dated June 8, 2019 by Warranty Deed from Barbara F. B. Zander of record in Instrument No. 20190701-0063843, dated June 28, 2019 and recorded July 1, 2019 Register's Office for Davidson County, Tennessee. Barbara F. Zander died on August 12, 2025 leaving Cheri Belz and David Belz, as the Co-Trustees of the Barbara F. Zander Revocable Trust.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as: **6052 Bresslyn Road** **Nashville, TN** **37205**
(House Number) (Street) (P.O. Address) (City or Town) (State) (Postal Zip)

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 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, successors 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 our hands this 20 day of November, 2025.

The Barbara F. Zander Revocable Trust

By: _____, TRUSTEE
Cheri Belz, Trustee

STATE OF COLORADO)
COUNTY OF BOULDER)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Cheri Belz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Co-Trustee under that certain Trust Agreement dated June 28, 2019 for the benefit of The Barbara F. Zander Revocable Trust Agreement, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument, as co-trustee of said trust, for the benefit of said beneficiary.

WITNESS my hand and seal this 20th day of November, 2025.

_____
Notary Public
Commission Expires: 9/11/29

LISET PEREZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094011252
MY COMMISSION EXPIRES SEPTEMBER 11, 2029

Witness our hands this 20th day of November, 2025.

The Barbara F. Zander Revocable Trust

By: _____ Trustee
David Belz, Trustee

STATE OF UTAH)
COUNTY OF SUMMIT)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **David Belz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Co-Trustee under that certain Trust Agreement dated June 28, 2019 for the benefit of The Barbara F. Zander Revocable Trust Agreement, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument, as co-trustee of said trust, for the benefit of said beneficiary.

WITNESS my hand and seal this 20th day of November, 2025.

_____
Notary Public

Commission Expires: 10/04/2027

NOTARY PUBLIC
ABRAHAM W PATINO RODRIGUEZ
COMM. # 733321
MY COMMISSION EXPIRES
OCTOBER 04, 2027
STATE OF UTAH

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **November 20, 2025**.

Date

Affiant Signature

November 20, 2025
Date

State of Tennessee

County of Williamson

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

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)