Prepared By:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1365056
01/05/2026 11:03:16 AM
Fees: $13.00 Taxes: $21,557.11

Davidson County
DEEDWARR
2 pgs

20260105-0000248

FILE NO: DH-24-8331

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,826,246.46

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of January, 2026

Notary Public

MY COMMISSION EXPIRES:

(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
Juuse Saros	NEW OWNER	
(NAME)	(NAME)	115-16-0-065.00
6133 Jocelyn Hollow Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juuse Saros, a married man,** 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. 2 on the Plan of Harding Park of record in Plat Book 2331, Page 120, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the East margin of Jocelyn Hollow Road, at the corner of Lots Nos. 1 & 2; thence with the line between said lots, Southeasterly 304.4 feet to the line of Lot No. 78; thence with the line between Lots 2 and 78, Northeasterly 188 feet to the Southwesterly margin of Cargile Road; thence with the margin of the same, Northwesterly 279.4 feet to the beginning of a curve; thence around said curve, Westerly 39.3 feet to the margin of Jocelyn Hollow Road; thence with the margin of the same, Southwesterly 163 feet to the point of beginning.

Being the same property conveyed to BFH Enterprises LLC by Warranty Deed from Grant Allen Dungee and Valerie Shannon Dungee, husband and wife and Jean G. Reed of record in Instrument No. 20240621-0046564, Register's Office for Davidson County, Tennessee, dated June 18, 2024 and recorded on June 21, 2024.

Being the same property conveyed to 2K Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from BFH Enterprises, LLC of record in Instrument No. 20240624-0046781, Register's Office for Davidson County, Tennessee, dated June 18, 2024 and recorded on June 24, 2024.

This is property more commonly known as 6133 Jocelyn Hollow Road, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 2nd day of January, 2026.

2K Development LLC, a Tennessee Limited Liability Company

By: KB
Kent Basile, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary of the state and county mentioned, personally appeared Kent Basile, Sole Member 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, Sole Member 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 Nashville, this 2nd day of January 2026.

Notary Signature

Printed Name: Emily Manno

My commission expires:_____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029