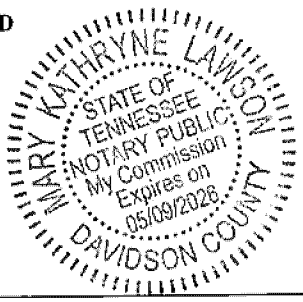
WARRANTY DEED



File No. ML-25-11760

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of January, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title and Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2K Development LLC, Tennessee Limited Liability Company	New Owner	
(NAME)	(NAME)	115-12-0-041.00
316 Gun Club Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1373207 DEEDWARR
01/23/2026 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20260123-0006130

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, **William D. Edwards, Trustee of 9th Avenue Trust dated September 25, 2018**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2K Development LLC, a Tennessee Limited Liability Company,** 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. 31 on the Plan of West Meade Village, Section "D" of record in Book 2331, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William D. Edwards, Trustee of 9th Avenue Trust Agreement dated September 25, 2018 by Warranty Deed from Donald Scott White, Trustee of The Donald Scott White Trust Agreement dated December 17, 2012, and Jennifer Ward Barnes, Trustee of The Jennifer Ward Barnes Trust Agreement dated December 17, 2012, and Sharon Leigh Owen, Trustee of The Sharon Leigh Owen Trust Agreement dated December 17, 2012 of record in Instrument No. 20220425-0047403 Register's Office for Davidson County, Tennessee, dated April 21, 2022 and recorded on April 25, 2022.

Being the same property conveyed to William D. Edwards, Trustee of The 9th Avenue Trust Agreement dated September 25, 2018 by Quitclaim Deed from Donald Scott White, Trustee of the White Family Revocable Living Trust Agreement dated December 17, 2012 of record in Instrument No. 20220708-0078930 Register's Office for Davidson County, Tennessee, dated June 23, 2022 and recorded on July 08, 2022.

This is property more commonly known as 316 Gun Club 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 16th day of January, 2026.

9th Avenue Trust dated September 25, 2018

By: _____
William D. Edwards, Trustee

STATE OF Tennessee
COUNTY OF Knox

On this 16 day of January, 2026, before me personally appeared William D. Edwards, Trustee of 9th Avenue Trust dated September 25, 2018, 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 16 day of January, 2026.

_____
Notary Signature
My commission expires: 4-2-2028

SUSAN K. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 4-2-2028
KNOX COUNTY

Certificate of Authenticity

I, Christian Reynolds, 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 **January 23, 2026**.

Date

Affiant Signature

January 23, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **23rd** day of **January**, 20**26**.

Notary's Signature

My Commission Expires: 8/21/2027

Date

Notary's Seal (if on paper)

LILI VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY