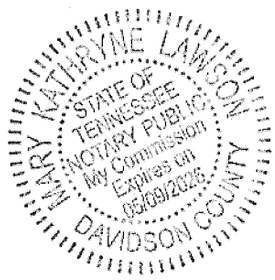
Karen Johnson Davidson County
Batch# 1378687 DEEDWARR
02/10/2026 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $19,610.00
20260210-0010083

WARRANTY DEED



File No. DH-25-10831

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of February, 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
Michael D. Sontag, as Trustee of 4328 Sneed Road Trust	New Owner	
(NAME)	(NAME)	
4328 Sneed Road		130-08-0-054.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 **Michael D. Sontag, Trustee of 4328 Sneed Road Under Trust Instrument dated 12/02/2025**, 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 the North half of Lot No. 20 on the Plan of Belle Meade Annex Subdivision of record in Plat Book 547, Page 66, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 100 feet on the Easterly side of Sneed Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Ben P. Moore, Jr. and wife, Gene McFarland Moore by Deed from Reuben A. Parker, Jr. and wife, Mary Alice Parker of record in Book 3220, page 359, Register's Office for Davidson County, Tennessee, dated April 20, 1961 and recorded on April 21, 1961.

Ben P. Moore, Jr. died on or about April 08, 2006, leaving Gene McFarland Moore, as surviving tenant by the entirety.

Eugenia M. Moore a/k/a Gene McFarland Moore died on or about April 25, 2023, her Last Will and Testament duly entered for probate in the Probate Court for Davidson County, Tennessee, bearing Docket No. 23P1809.

Being the same property conveyed to Benjamin Porteous Moore IV and Faith Douglass Moore by Executor's Quitclaim Deed from Susan Hudson, Executor of the Estate of Eugenia M. Moore, deceased, of record in Instrument No. 20240202-0007602, Register's Office for Davidson County, Tennessee, dated February 02, 2024 and recorded on February 02, 2024.

Being the same property conveyed to 2K Development, LLC, a Tennessee limited liability company by Warranty Deed from Faith Douglass Moore, unmarried and Benjamin Porteous Moore, IV, unmarried of record in

Instrument No. 20240529-0039640, Register's Office for Davidson County, Tennessee, dated May 28, 2024 and recorded on May 29, 2024.

This is property more commonly known as 4328 Sneed Road, Nashville, TN 37215.

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 February, 2026.

2K Development, LLC, a Tennessee Limited Liability Company

By:_____
Kent T. Basile, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary Kathryne Lawson of the state and county mentioned, personally appeared Kent T. 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 T. 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 February, 2026.

_____
Notary Signature

Printed Name: Mary Kathryne Lawson

My commission expires:_____

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

Certificate of Authenticity

I, Lili Vaught, 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 **February 2,2026**.

Date

Lili Vaught

Affiant Signature

February 2,2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **2** day of **February**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)