39-B

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1381736 DEEDWARR
02/17/2026 11:30:36 AM 2 pgs
Fees: $13.00 Taxes: $19,811.97

20260217-0012311

File No. DH-25-8627

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,354,587.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2026

Notary Public

MY COMMISSION EXPIRES: 7/4/26
(AFFIX SEAL)

LYDIA R WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
PAGE TWO TRUST	NEW OWNER	
(NAME)	(NAME)	129-02-0-055.00
216 Vaughns Gap 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, **K Squared Partners, a General Partnership,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAGE TWO TRUST dated December 1, 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 Lot No. 36 on the Plan of Section I, West Meade Farms Inc of record in Plat Book 1424, Page 47, 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 John Julian Franks by Special Warranty Deed from John Julian Franks and John Alec Franks, Co-Trustees of the Kathryne Jean Franks Family Trust of record in Instrument No. 20060926-0118810 Register's Office for Davidson County, Tennessee, dated September 09, 2006 and recorded on September 26, 2006.

The said John Julian Franks is now deceased, having died on or about December 13, 2021.

Being the same property conveyed to 2K Development LLC, a Tennessee Limited Liability Company by Warranty Deed from Elizabeth Ellen Anderson, Executor of John J. Franks Estate of record in Instrument No. 20240830-0067162 Register's Office for Davidson County, Tennessee, dated August 28, 2024 and recorded on August 30, 2024.

Being the same property conveyed to K Squared Partners, a General Partnership by Quit Claim Deed from 2K Development LLC, a Tennessee Limited Liability Company of record in Instrument No. 20241015-0079687 Register's Office for Davidson County, Tennessee, dated October 11, 2024 and recorded on October 15, 2024.

This is property more commonly known as 216 Vaughns Gap 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 13th day of February, 2026.

K Squared Partners, a General Partnership

By: _____
Kent Basile, Partner

By: _____
Kathleen McElroy, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kent Basile and Kathleen McElroy, with whom I am personally acquainted (or provide to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the partners of K Squared Partners, a General Partnership, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of K Squared Partners, a General Partnership, for the purposes therein contained.

Witness my hand, at office, this 13th day of February, 2026.

_____
Notary Signature
My commission expires:

