WARRANTY DEED

Karen Johnson Davidson County
Batch# 1397223 DEEDWARR
03/24/2026 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20260324-0023505

File No. AP-25-12004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2026

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

Andrew Suzola Notary Public State of Tennessee Davidson County

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	**New Owner**	
(NAME)	(NAME)	
709 Vosswood Drive	**P.O. Box 120789**	115-12-0-016.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37212**	
(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, **Flynn Doyle, Trustee of The CHG 2020 Irrevocable Trust, under Trust Agreement dated December 7, 2020, dated June 19, 2025**, 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. 248 on the Plan of West Meade Farms, Inc., Section "H", of record in Book 2133, Page 17, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Flynn Doyle, Trustee of The CHG 2020 Irrevocable Trust UAD 12/7/2020 by Warranty Deed from Jennifer Geny Slice and husband, Ryan Slice of record in Instrument No. 20230217-0011823 Register's Office for Davidson County, Tennessee, dated February 17, 2023 and recorded on February 17, 2023.

This is property more commonly known as 709 Vosswood Drive, 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 ~~23rd~~ 20th day of March, 2026.

The CHG 2020 Irrevocable Trust dated June 19, 2025

By: _____
Flynn Doyle, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~23rd~~ 20th day of March, 2026, before me personally appeared Flynn Doyle, Trustee of The CHG 2020 Irrevocable Trust dated June 19, 2025, 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 ~~23rd~~ 20th day of March, 2026.

_____
Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Alli Pinkston, 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 **March 20, 2026**.

Date

Alli P

Affiant Signature

3/24/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24** day of **March**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County