WARRANTY DEED

Karen Johnson Davidson County
Batch# 1406024 DEEDWARR
04/16/2026 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $6,105.00
20260416-0031069

File No. AP-26-1610

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2026

Notary Public

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

Andrew Suzore Notary Public State of Tennessee Davidson County

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 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)	
614 Vosswood Drive	**P.O. Box 120789**	115-12-0-047.00
(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, **Mitchell K. Schwaber, a married man, Sarah Ashley Schwaber Rohe and Ryan Richard Rohe, wife and husband,** 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. 223 on the Plan of West Meade Farms, Inc., Section "H" of record Book 2133, page 17, Register's Office for said County.

Said Lot No. 223 fronts 120.0 feet on the southeasterly margin of Vosswood Drive and extends back 399.4 feet on the northeasterly line and 396.4 feet on the southwesterly line to a broken line in the rear, measuring 206.6 feet thereon.

Being the same property conveyed to Mitchell K. Schwaber, married by Warranty Deed from Robert E. Bodenheimer and spouse, Jeanne Larose of record in Instrument No. 20100524-0039598 Register's Office for Davidson County, Tennessee, dated May 20, 2010 and recorded on May 24, 2010. See also Co-Ownership Agreement of record in Instrument No. 20000906-0088145, said Register's Office.

Being the same property conveyed to Mitchell K. Schwaber, Sarah Ashley Schwaber Rohe and Ryan Richard Rohe by Quitclaim Deed from Mitchell K. Schwaber of record in Instrument No. 20130716-0073530 Register's Office for Davidson County, Tennessee, dated June 27, 2013 and recorded on July 16, 2013.

The subject property was never the principal residence of Mitchell K. Schwaber or his spouse.

This is property more commonly known as 614 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 15th day of April, 2026.

Mitchell K. Schwaber

Sarah Ashley Schwaber Rohe

Ryan Richard Rohe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2026, before me personally appeared Mitchell K. Schwaber, Sarah Ashley Schwaber Rohe and Ryan Richard Rohe, 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 15th day of April, 2026.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

VERIFIED Document Copy

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 **April 15, 2026**.

Date

Alli P

Affiant Signature

4/15/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **April**, 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