Karen Johnson Davidson County
Batch# 1413932 DEEDWARR
04/30/2026 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $4,902.50
20260430-0038640

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,325,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2026 Notary Public
File No. AP-26-1842	MY COMMISSION EXPIRES: (AFFIX SEAL)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

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
Daniel R. King and Chloe F. King, Trustees of King Family Revocable Living Trust Agreement dated March 5, 2025	**New Owner**	
(NAME)	(NAME)	
1023 Battery Lane	**1406 Woodmont Blvd**	131-12-0-111.01
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	**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 **Daniel R. King and Chloe F. King, Trustees of King Family Revocable Living Trust Agreement dated March 5, 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 Westerly 83 feet of lot No.29 on the Map of Zenaida Place, not of record, described according to a survey made by Z.J. Wilkinson, surveyor, March 7, 1942, as follows:

Beginning at a spike in the center of Battery Lane, the same being the Northeast corner of the Huddleston property and the Northwest corner of the tract conveyed to Ditzler Duncan and wife, Clennie Duncan by Deed from Lorena Shemwell, et al, of record in Book 1199, Page 609, Register's Office for Davidson County, Tennessee; thence with said Huddleston's Easterly line, South 48 degrees 30 minutes West 712 feet to a point 27 feet South of the Northerly margin of an old county road; thence North 4 degrees 30 minutes East 711 feet, more or less to the center of Battery Lane; thence North 87 degrees West 83 feet to the point of beginning.

Being the same property conveyed to 2K Development, LLC, a Tennessee limited liability company by Warranty Deed from Lois V. Anderson, unmarried of record in Instrument No. 20220817-0093360 Register's Office for Davidson County, Tennessee, dated August 15, 2022 and recorded on August 17, 2022.

This is property more commonly known as 1023 Battery Lane, Nashville, TN 37220.

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 30th day of April, 2026.

2K Development, LLC, a Tennessee Limited Liability Company

By:_____
Kent T. Basile, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public 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, this 30th day of April, 2026.

_____
Notary Signature
My commission expires:



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 30, 2026**.

Date

Alli P

Affiant Signature

4/30/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30** 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