WARRANTY DEED

Karen Johnson Davidson County
Batch# 1423511 DEEDWARR
05/21/2026 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $8,917.00
20260521-0046372

File No. AP-26-2168

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2026

Notary Public

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

Andrew Suzore
State of Tennessee
Notary Public
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)	
413 Powder Mill Road	**P.O. Box 120789**	115-08-0-081.00
(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, **Leland Clark Scott and Courtney G. Cochran, husband and wife,** 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. 22 on the Plan of West Meade Village, Section C-1 and C-2 of record in Plat Book 2331, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot No. 22 fronts 193 feet on the southerly side of Powder Mill Road, and runs back between lines 390 feet on the westerly line and 375 feet on the easterly line, to a dead line in the rear on which it measures 234.1 feet.

Being the same property conveyed to Leland Clark Scott, an unmarried man by Warranty Deed from Betti D. Lose, unmarried of record in Instrument No. 20201113-0134514 Register's Office for Davidson County, Tennessee, dated November 12, 2020 and recorded on November 13, 2020. David O. Lose died on or about June 20, 2017.

Being the same property conveyed to Leland Clark Scott, unmarried and Courtney G. Cochran, unmarried, as tenants in common with right of survivorship by Quit Claim Deed from Leland Clark Scott, unmarried man of record in Instrument No. 20201113-0134516 Register's Office for Davidson County, Tennessee, dated November 12, 2020 and recorded on November 13, 2020.

This is property more commonly known as 413 Powder Mill 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 14th day of May, 2026.

Leland Clark Scott

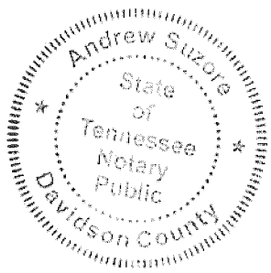
Courtney G. Cochran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of May, 2026, before me personally appeared Leland Clark Scott and Courtney G. Cochran, 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 14th day of May, 2026.

Notary Signature
My commission expires: May 8, 2028



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 **May 14, 2026**.

Date

Alli P

Affiant Signature

5/15/26

Date

State of Tennessee

County of Davidson

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