Karen Johnson Davidson County
Batch# 1429639 DEEDWARR
06/09/2026 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $4,902.50
20260609-0051776

WARRANTY DEED

File No. AP-26-2486

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 5th day of June, 2026

Notary Public

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
2K Development, LLC	**New Owner**	
(NAME) 4013 Crestridge Drive	(NAME) **P.O. Box 120789**	132-02-0-014.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) **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, **Amy Gray and James Gray, 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. 66 on the of Map of Brookhaven Estates, as shown by plat and survey of record in Book 1835, page 49, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 66 fronts 160 feet on the North side of Crestridge Drive and runs back between lines, 285.8 feet on the West line and 260.0 feet on the East line to a dead line in the rear on which it measures 162.1 feet.

Being the same property conveyed to H. Harding Bailey and wife, Bertha Pagel Bailey by Warranty Deed from Woodhaven Homes Inc., dated September 24, 1951 in Book 2024, Page 131, Register's Office of Davidson County, Tennessee.

H. Harding Bailey having become deceased on or about 4-4-1973. Bertha Bailey having become deceased on or about August 24, 1985; Will Book 152 Page 171; devised to Virginia B. Baker.

Virginia B. Baker having become deceased on or about August 20, 1999; Will Book 230, Page 369; Davidson County, Docket No. 99P-1453, devised to Gladys Gray etvir.

James Gray having become deceased on or about July 28, 2010; leaving Gladys Greer Gray as surviving tenant by the entirety. Gladys Greer Gray having become deceased on or about November 9, 2014.

Being the same property conveyed to Amy Gray and James Gray, husband and wife by Warranty Deed from James E. Gray, Sr of record in Instrument No. 20190315-0023729 Register's Office for Davidson County, Tennessee, dated March 08, 2019 and recorded on March 15, 2019.

This is property more commonly known as 4013 Crestridge Drive, Nashville, TN 37204.

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 5th day of June, 2026.

Amy Gray

James Gray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of June, 2026, before me personally appeared Amy Gray and James Gray, 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 5th day of June, 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 **June 5, 2026**.

Date

Alli P

Affiant Signature

6/5/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5** day of **June**, 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