WARRANTY DEED

Karen Johnson Davidson County
Batch# 1435603 DEEDWARR
06/17/2026 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $13,320.00
20260617-0055143

File No. DH-25-9935

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2026

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 11/5/29
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

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
Sandeep R. Patel and Soha Patel	BANK of AMERICA, N.A.	
(NAME)	(NAME)	
4302 Dale Avenue	4500 AMON CARTER BLVD	132-05-0-073.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	FORTWORTH, TX 76155	
(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 **Sandeep R. Patel and Soha Patel, husband and wife**, 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. 31 on the Plan of Glendale Park Section 1 of record in Plat Book 1130, Page 45, in the Register's Office for said County.

Said Lot No. 31 fronts 135 feet on the easterly margin of Dale Avenue and Extends back 150 feet on the northerly line and 156.5 feet on the southerly line to a broken line in the rear, measuring 126 feet thereon.

Being the same property conveyed to 2K Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Barbara Hoffman, Unmarried of record in Instrument No. 20241204-0094085 Register's Office for Davidson County, Tennessee, dated December 03, 2024 and recorded on December 04, 2024.

This is property more commonly known as 4302 Dale Avenue, 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 12th day of June, 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 12th day of June, 2026.

_____
Notary Signature
My commission expires:

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 6-12-26

Affiant Signature

17th day of June, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

