Karen Johnson Davidson County
Batch# 1442412 DEEDWARR
07/06/2026 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $6,845.00
20260706-0060389

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2K Development LLC, a Tennessee Limited Liability Company	Same as Owner	
(NAME) 4046 Crestridge Dr	(NAME) PO BOX 120789	132 01 0 209.00
(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, **CHARLES B. MANLEY, EXECUTOR OF THE ESTATE OF ALANSON B. MANLEY, JR**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2K DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, 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. 26 on the plan of BROOKHAVEN ESTATES, of record in Plat Book 1835, Pages 49-51, Register's Office for said County.

Said Lot No. 26 fronts 150.0 feet on the Southeasterly margin of Crestridge Drive and extends back 306.6 feet on the Northeasterly line and 301.4 feet on the Southwesterly line to a dead line in the rear, measuring 150.1 feet thereon.

Being the same property conveyed to Alanson B. Manley and spouse, Sarah B. Manley, by Warranty Deed from David K. Huffman and spouse, Dorothy J. Huffman, of record in Book 9175, Page 161, in the Register's Office of Davidson County, Tennessee, dated December 2, 1993 and recorded on December 3, 1993. The said Sarah B. Manley died on November 27, 2014, then Alanson B. Manley died March 8, 2026 testate. See Probate Case 26P750, Davidson County in the Seventh Circuit Court.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4046 Crestridge Dr, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 26th day of June, 2026

THE ESTATE OF ALANSON B. MANLEY, JR

BY: Charles B Manley
CHARLES B. MANLEY, EXECUTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Charles B. Manley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the Estate of Alanson B. Manley, Jr and executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of June, 2026.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

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 26, 2026**.

Date

Alli P

Affiant Signature

7/2/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2** day of **July**, 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