Karen Johnson Davidson County
Batch# 1465278 DEEDWARR
08/31/2026 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $6,678.50
20260831-0080206

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 $1,805,000.00.

Affiant

Subscribed and sworn to me on 08/25/26.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
2K Development LLC P.O. Box 120789 Nashville, TN 37212	New Owner	116 05 0 017.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Barbara Andrews, a single woman, also known as Barbara H. Andrews, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto 2K Development LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of West Meade Farms, Inc., Section II, of record in Book 1424, page 93, Register's Office for said County, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Dale P. Andrews and spouse, Barbara H. Andrews, by Warranty Deed from Robert W. Grace and wife, Judith M. Grace, dated February 29, 2012, and filed for record on March 1, 2012, in Instrument No. 20120301-0017955, in the Register's Office for Davidson County, Tennessee. The said Dale P. Andrews having since died on June 23, 2017, leaving Barbara Andrews as surviving tenant by the entirety.

This is improved property known as 6011 Jocelyn Hollow Rd, Nashville, Tennessee 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 08/25/26.

Barbara J. Andrews
Barbara Andrews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/25/26, before me personally appeared Barbara Andrews, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 08/25/26.

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29



Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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 **August 25, 2026**.

Date

Alli P

Affiant Signature

8/25/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25** day of **August**, 20____.

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

202608310080206