Karen Johnson Davidson County
Batch# 1475022 DEEDWARR
09/18/2026 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20260918-0087227

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

B-TW-26-6335

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
2K Development, LLC	**2K Development, LLC**	
(NAME)	(NAME)	**115 15 0 087.00**
6335 Robin Hill Road	**P.O. Box 120789**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37212**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANTHONY EWING,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **2K DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors and assigns, that 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. 77 on Plan of WEST MEADE FARMS, INC., SECTION "D" as of record in Plat Book 1835, Pages 40 and 41, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anthony Ewing, by Warranty Deed from Kevin McGinn, of record in Instrument No. 20210831-0117374, in the Register's Office of Davidson County, Tennessee, dated August 31, 2021, and recorded on August 31, 2021. Said property is not the primary or marital residence of the within named Grantor.

This conveyance is subject to:
- Taxes and assessments for the year 2026.
- All matters shown on the plat of WEST MEADE FARMS, INC., SECTION "D", as recorded in Plat Book 1835, Page(s) 40 and 41, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Book 1915, Page 207, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is property known as: **6335 Robin Hill Road, Nashville, Tennessee 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 14th DAY OF SEPTEMBER, 2026.

Anthony Ewing

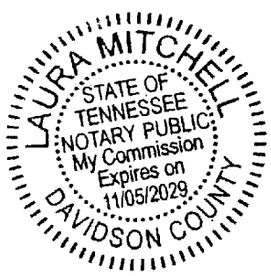
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY EWING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of September, 2026.

Notary Public

My Commission Expires: 11/5/29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Laura Mitchell, 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 September 17, 2026.

Affiant Signature

Date 9/17/26

State of Tennessee

County of Davidson

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

Notary Signature

MY COMMISSION EXPIRES

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY