Karen Johnson Davidson County
Batch# 1475023 DEEDWARR
09/18/2026 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $31,450.00
20260918-0087228

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,500,000.00.

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
01/22/2029
DAVIDSON COUNTY

B-TE-26-322

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)
Tennessee Legacy Nominee Trust	**New Owner**	
(NAME)	(NAME)	**115 12 0 031.00**
PO Box 159038		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **2K DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TENNESSEE LEGACY NOMINEE TRUST,** hereinafter called the Grantee(s), his/her/its/their heirs, 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. 9 on the Plan of WEST MEADE VILLAGE, SECTION D, as of record in Plat Book 2331, Page 36, Register's Office for said County.

Said Lot No. 9 fronts 175 feet on the Northerly side of Gun Club Road and runs back between parallel lines 375 feet to a dead line in the rear measuring 175 feet thereon.

Being the same property conveyed to 2K Development LLC, a Tennessee limited liability company, by Warranty Deed from J. Carlton Smith, Jr., and wife, Rebecca B. Smith, of record in Instrument No. 20250304-0016332, in the Register's Office of Davidson County, Tennessee, dated February 25, 2025, and recorded on March 04, 2025.

This conveyance is subject to:
- Taxes for the year 2026.
- All matters shown on the plat of WEST MEADE VILLAGE, SECTION D, as recorded in Plat Book 2331, Page(s) 36, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Book 1473, Page 206, as amended in Book 1783, Page 175, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants of record in Instrument No. 20260902-0081224, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **322 Gun Club Rd, 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 17th DAY OF SEPTEMBER, 2026.

2K Development, LLC

BY: _____
Kent T. Basile
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENT T. BASILE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of 2K DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of September, 2026.

_____
Notary Public
My Commission Expires: _____
(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: 01/22/2029

