Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WESLEY BLOW TENNESSEE NOTARY PUBLIC My Comm Exp. 02-22-26 COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $150,000.00 Affiant Subscribed and sworn to before me, this 15th day of July, 2022. Notary Public My commission expires: 2-22-2026

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 891836 **DEEDWARR**
07/21/2022 10:41:19 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20220721-0083501

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Cronin	**New Owner**	**043-13-0A-054.00CO**
323 Forest Park Road, Unit 5-6		
Nashville, TN 37115		

FOR AND IN 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 ACKNOWLEDGE, WE,

CK Flips 615, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Cronin and Kristine Cronin, husband and wife

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 Unit No. 5-6, Robin Hood Condominiums, a Horizontal Property Regime established by Master Deed, of record in Book 5388, Page 524, the Plat which is of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to CK Flips 615, LLC, a Tennessee limited liability company, by Warranty Deed from Phyllis Gardner, a married woman, dated March 28, 2022, of record in Instrument No. 20220401-0038076, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 5200, Page 124, Register's Office for Davidson County, Tennessee.
Master Deed of record in Book 5388, Page 524, amended in Book 6569, Page 149 and Book 11399, Page 660, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 5388, Page 554, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 5383, Page 314, in the Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Book 3436, Page 486, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 323 Forest Park Road, Unit 5-6 Nashville, TN 37115

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 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(s) this 15th day of July, 2022

CK Flips 615, LLC, a Tennessee Limited Liability Company

By: _____
Connor Kennedy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of July, 2022, before me, the undersigned, a Notary Public of said County and State, personally appeared Connor Kennedy, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member of CK Flips 615, LLC, a Tennessee limited liability company, and that he as such sole member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as sole member.

My Commission Expires: 11-5-2024

_____
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **22-373**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027