WARRANTY DEED

Karen Johnson Davidson County
Batch# 911951 DEEDWARR
09/02/2022 10:36:11 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20220902-0099183

DM-PP-22-321

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LINDSAY B. RATTI NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

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)
CK Flips 615 LLC	newowner	
(NAME)	(NAME)	**148 02 0 037.00**
612 Cobert Ln		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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, **LONNIE FLEMMER, SURVIVING SPOUSE OF MARGUERITE FLEMMER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CK FLIPS 615 LLC,** 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. 77 on the Plan of Luna Heights, Section Three, as of record in Book 2900, Page 138, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lonnie Flemmer and wife, Marguerite Flemmer, by Warranty Deed from Charles Ray Holladay and wife, Peggy Jean Holladay, of record in Book 10924, Page 943, in the Register's Office of Davidson County, Tennessee, dated April 29, 1998 and recorded on May 11, 1998. The said Marguerite Flemmer having since died on April 27, 2017 leaving Lonnie Flemmer as surviving tenant by the entirety.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Luna Heights Section Three, as recorded in Plat Book 2900, Page(s) 138 .
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3182, Page 244.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **321 Luna Dr, Nashville, Tennessee 37211.**

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 29th DAY OF AUGUST, 2022.

Lonnie Flemmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LONNIE FLEMMER, 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 29th of August, 2022.

Lindsay B. Fattal
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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