(1)

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

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3912

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$200,000.00

Affiant

SUBSCRIBED AND SWORN TO B
THIS 1st day of September, 2022

Notary Public

Commission Expires: 3.17.2024

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

Karen Johnson Davidson County
Batch# 912644 DEEDWARR
09/06/2022 09:55:31 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20220906-0099673

Address of New Owner	Send Tax Bills To:	Map & Parcel
CK Flips 615 LLC 612 Cobert Lane Franklin, TN 37064	NEW OWNER	044 05 0 038.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Jeff R. Miller, a single person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CK Flips 615 LLC, a Tennessee limited liability company

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 the northwesterly 16 feet of Lot No. 53 and the southeasterly 53 feet of Lot No. 52 on the unrecorded plan of Scenic View Subdivision, and known as Lot "AA", on the unrecorded plan showing a re-subdivision of Lots 51 to 57 and other lots in said subdivision of Scenic View, and described as follows:

Beginning at a point in the southwesterly margin of Keeton Avenue, 16 feet southeast from the original corner of Lots Nos. 52 and 53, this said beginning point likewise being 963.2 feet northwest from a concrete monument set at a curve into Hillman Place; thence with the margin of Keeton Avenue, northwesterly 72 feet to a point which is 56 feet northwest from the original corner of Lots Nos. 52 and 53; thence S 43 deg. 59 mins. W 165 feet to a point; thence S 46 deg. 10 mins. E 72 feet to a point; thence N 43 deg. 59 mins. E 165 feet to the point of beginning.

BEING the same property conveyed by Warranty Deed from James Thomas Pittman Jr. and wife, Valerie Keener Pittman to Jeff R. Miller, a single person, recorded September 3, 2014, as Instrument No. 20140903-0080485 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 332 Keeton Avenue, Old Hickory, TN 37138

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, their heirs and assigns forever; and we so covenant with 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.

Dated this the 1st day of September, 2022.

Jeff R. Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of September, 2022, before me personally appeared Jeff R. Miller, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of September, 2022.

Notary Signature
My commission expires:

