(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 2h
Brentwood, TN 37027
615-377-3316

Karen Johnson Davidson County
Batch# 931898 DEEDWARR
10/20/2022 10:27:42 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20221020-0114428

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 7th day of October, 2022.

Notary Public

My commission expires: 11-5-2024

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CK Flips 615, LLC	**New Owner**	**044-05-0-037.00**
612 Cobert Lane		
Franklin, TN 37064		

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,

James T. Pittman Jr., a married man, and Janel L. Pittman, an unmarried woman

HEREINAFTER CALLED 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 southeasterly 71 feet of the northwesterly 88 feet of Lot No. 53 on the unrecorded Map of Scenic View and being designated as Lot "BB" on a map of resubdivision of certain lots in said Subdivision, and described according to a copy of a survey thereof made by James L. Murphy, Jr., Surveyor, June 2, 1959, as follows:

Beginning at a point in the southwesterly margin of Keeton Avenue, 13 feet northwest from the corner of Lots Nos. 53 and 54; said point being 892.2 feet northwest from a concrete monument set at the beginning of a curve into Hillman Place; thence southwesterly, parallel to the line between Lots Nos. 53 and 54, South 43 Deg. 59' West 165 feet to a point; thence North 46 deg. 10' West 71 feet to a point which is 16 feet southeast of the corner of Lots Nos. 52 and 53; thence North 43 deg. 59' East parallel to the line between Lots Nos. 52 and 53, 165 feet to the margin of Keeton Avenue; thence with the margin of the same, South 46 deg. 10' East 71 feet to a point of beginning.

Being the same property conveyed to James T. Pittman Sr. and wife, Wanda M. Pittman, by Warranty Deed, from Edward Ray Ward and wife, Sarah Waide Ward, of record in Book 10534, Page 763, dated July 18, 1997, Register's Office for Davidson County, Tennessee. James T. Pittman died on July 23, 2017and Wanda Smith Pittman died on November 19, 2021. The property is vested in their heirs, James Pittman Jr., and Janel Pittman. See Affidavits of Heirship, of record in Instrument No. 20220725-0084640, dated 7/25/2022, and in Instrument No. 20220725-0084639, dated 7/25/2022, and in Instrument No. 20221020-0114427 Register's Office for Davidson County, Tennessee.

This property has never been used as marital residence of either Grantor.

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.
Restrictive covenants contained in an instrument of record in Book 2908, Page 304, Register's Office for Davidson County, Tennessee.

Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
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 330 Keeton Avenue, Nashville, 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 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 7th day of October, 2022

James T. Pittman Jr.

Janel L. Pittman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of October, 2022, before me personally appeared James T. Pittman Jr., and Janel L. Pittman, 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 7th day of October, 2022.

A. Scott Hubbard

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: **22-628**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027