Karen Johnson Davidson County
Batch# 989028 DEEDWARR
04/05/2023 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230405-0024971

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of March, 2023.

Notary Public

My commission expires:_____

(Notary Stamp)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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:
Christine Kinsley	NFM Inc. dba NFM Lending	**044-05-0-037.00**
330 Keeton Avenue	1190 Winterson Rd., 300	
Nashville, TN 37138	Linthicum, MD 21090	

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, 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

Christine Kinsley, an unmarried woman

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 CK Flips 615 LLC, a Tennessee Limited Liability Company, by Warranty Deed from James T. Pittman, Jr., a married man, and Janel L. Pittman, an unmarried woman, dated October 7, 2022, of record in Instrument No. 20221020-0114428, 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.
Restrictive covenants contained in an instrument of record in Book 2908, Page 304, Register's Office for Davidson County, Tennessee.
All other easements and restrictions of record.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved 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 29th day of March, 2023.

CK Flips 615, LLC

By: _____
Connor Kennedy, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 Sole Member (or other officer authorized to execute the instrument) of CK Flips 615, LLC, the within named bargainor, 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.

Witness my hand and seal, at office in Brentwood, this 29 day of March, 2023.

My Commission Expires: 11-5-2024

_____
Notary Public

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 23-52
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, **Pam Autry,** 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 this the 29th day of March, 2023.

Affiant Signature
Date 03/29/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

