WARRANTY DEED

Karen Johnson Davidson County
Batch# 1016613 DEEDWARR
06/20/2023 10 19 03 AM 2 pgs
Fees $13.00 Taxes $555 00

20230620-0046586

BS-SELL-23-120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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	**New Owner**	
(NAME)	(NAME)	**147-16-0A-020.00-CO**
612 Cobert Lane		
(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, **ANNETTE A. CUNNINGHAM,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CK FLIPS 615, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Unit No 20 on the plan of McMurray Court, a Planned Unit Development, as of record at Book 6250, page 230, as amended at Book 6606, page 144, said Register's Office, both to which reference is hereby made and the same incorporated herein for a complete description of said Unit

Being the same property conveyed to Annette A Cunningham by Warranty deed from J Michael McPeake and wife, Pamela H McPeake of record in Book 9095, page 250, Register's Office for Davidson County, Tennessee, dated Septembe4r 28, 1993 and recorded on September 29, 1993

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Book 6250, Page 230, as amended in Book 6606, Page 144, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6446, Page 539, as amended in Book 6481, Page 849, Book 7325, Page 261, Book 7338, Page 23, Book 8631, Page 850, Book 11013, Page 61 and Instrument No 20071001-0116683, Register's Office for Davidson County, Tennessee
- Amendment to By-Laws of record in Instrument No 20071001-0116682, in the Register's Office for Davidson County, Tennessee
- Charter of HOA of record in Book 6468, Page 196, as amended in Book 7529, Page 439, in the Register's Office for Davidson County, Tennessee
- Conveyance of all common area to HOA of record in Book 6481, Page 851, in the Register's Office for Davidson County, Tennessee
- Storm Water Detention Agreement of record in Book 6450, Page 955, in the Register's Office for Davidson County, Tennessee
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **120 McMurray Cir, 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 15th DAY OF JUNE, 2023

Annette A Cunningham by Patricia Abernathy her attorney in fact
Annette A Cunningham by Patricia Abernathy her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA ABERNATHY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANNETTE A CUNNINGHAM, and who acknowledged he/she/they executed the same as the free act and deed of the said ANNETTE A CUNNINGHAM

Witness my hand and official seal, this the 15th of June, 2023

Notary Public
My Commission Expires 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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