Karen Johnson Davidson County
Batch# 1019958 DEEDWARR
06/28/2023 10 03 38 AM 2 pgs
Fees $13 00 Taxes $869 50
20230628-0049209

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $235,000 00 Affiant Subscribed and sworn to before me, this the 23rd day of June, 2023 Notary Public My commission expires. 07/09/24

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

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 23-TAR-23-564

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
CK Flips 615 LLC	New Owner(s)	162-10-0-144 00
612 Cobert Lane		
Franklin, TN 37064		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEANA CHERYL MITCHELL, TRUSTEE OF 2011 BOLTON COMMUNITY PROPERTY TRUST DATED JUNE 20, 2011**, HEREINAFTER CALLED THE GRANTOR(S), 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 GRANTEE(S), HIS/HER/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 Lot No 144 on the Plan of Brook View Estates Section 2 of record in Plat Book 4460, Page 163, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to H. Glenn Bolton, married by Warranty deed from U. S Trust Mortgage, Inc of record in Instrument No. 20000508-0046599 Register's Office for Davidson County, Tennessee, dated April 28, 2000 and recorded on May 08, 2000

Being a portion of the same property conveyed to Howard Glenn Bolton and Beth Ann Bolton as Trustees of the 2011 Bolton Community Property Trust dated June 20, 2021 by Quitclaim deed from Howard Glenn Bolton of record in Instrument No. 20110623-0048259 Register's Office for Davidson County, Tennessee, dated June 20, 2011 and recorded on June 23, 2011 and Scrivener's Affidavit recorded on December 22, 2022 and Instrument No. 20221222-0131965.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 564 Brook View Estates Drive, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of June, 2023.

2011 Bolton Community Property Trust dated June 20, 2011

By: Jeana Cheryl Mitchell, Trustee
Jeana Cheryl Mitchell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeana Cheryl Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of 2011 Bolton Community Property Trust dated June 20, 2011, a Tennessee Trust, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 23rd day of June, 2023

Notary Public

My Commission Expires. 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025