Name and Address of New Owner:
CK Flips 615, LLC
612 Colbert Lane
Franklin, TN 37064

Send Tax Statements To:
New Owners

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-23060894

Map and Parcel: 117 03 0H 157.00 C

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shannon Crants, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **CK Flips 615, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors 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 Unit No. 157, on the Horizontal Property Regime for The Enclave at Hillsboro Village, A Condominium Development, as recorded in the Master Deed of record in Instrument No. 20051005-0119789, amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description thereof, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Shannon Crants by Warranty Deed filed for record on March 18, 2021 in Instrument No. 20210318-0035887, of the Register's Office for Rutherford County, Tennessee.

This conveyance is subject to the following: Master Deed of The Enclave at Hillsboro Village, a Condominium Development of record in Instrument No. 20051005-0119789 and as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052; By-laws as set forth on Exhibit "B" of Master Deed of The Enclave at Hillsboro Village, a Condominium Development of record in Instrument No. 20051005-0119789; Grant of Easement to Comcast Cable Communications Management, LLC of record in Instrument No. 20200310-0026753; HOA Charter of record in Instrument No. 20050926-0115605 rerecorded in Instrument No. 20050928-0116816; Quitclaim Deed to Hillsboro Village Condominium Association, Inc. for common area of record in Instrument No. 20070919-0111937; Stormwater Detention Agreement of record in Instrument No. 20040312-0028775, Instrument No. 20060406-0039476; All matters including but not limited to an ingress egress easement for construction of a controlled access highway as set forth in Warranty Deed to the State of Tennessee of record in Book 4471, page 856, Book 4544, page 780, Book 4671, page 512 and Book 4749, page 468; All matters including but not limited to an easement for temporary construction as set forth in Final Judgment in favor of the State of Tennessee of record in Book 6502, page 162; all of said Register's Office.

Karen Johnson Davidson County
Batch# 1022585 DEEDWARR
07/05/2023 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,014.17
20230705-0051314

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: 2600 Hillsboro Pike Unit 157, Nashville, TN 37212

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 28th day of June, 2023.

Shannon Crants

State of Tennessee

County of Rutherford

Personally appeared before me, Shannon Crants with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th of June, 2023.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $274,100.00.

Affiant Signature

Subscribed and sworn to before me, this 28th day of June, 2023.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 6/28/23 (date of document).

Affiant Signature

7/5/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of July, 2023.

Notary Signature

My Commission Expires: 3-15-2025

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY