Karen Johnson Davidson County
Batch# 1067494 DEEDWARR
11/02/2023 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,470.75
20231102-0085682

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $397,500.00. Affiant Subscribed and sworn to before me, this 1st day of November, 2023. Notary Public My commission expires: 3-17-2024

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:
Kent Erwin Salveson Exempt Trust	**New Owner**	**117-03-0H-157.00CO**
2600 Hillsboro Pike, Unit 157		
Nashville, TN 37212		

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

Kent Erwin Salveson, Trustee of the Kent Erwin Salveston Exempt Trust

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 Unit No. 157 on the Plan of The Enclave at Hillsboro Village, a Condominium Development and, a Horizontal Property Regime With Private Elements of record in Exhibit "D" in the Master Deed in Instrument No. 20051005-0119789, amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, 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 CK Flips 615, LLC, a Tennessee limited liability company, by deed from Shannon Crants, unmarried, of record in Instrument No. 20230705-0051314, dated June 28, 2023, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 974, Page 3, Register's Office for Davidson, Tennessee.11. 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. Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20070919-0111937, corrected in Instrument No. 20071002-0117298, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument No. 20040312-0028775 and Instrument No. 20060406-0039476, in the Register's Office for Davidson County, Tennessee. Charter for Homeowners Association of record in Instrument No. 20050926-0115605 and Instrument No. 20050928-0116816, in the Register's Office for Davidson County, Tennessee. Easement to Comcast Cable Communications Management, LLC of record in Instrument No. 20200310-0026753, in the Register's Office for Davidson County, Tennessee. Notice of Completion of record in Instrument No. 20231018-0081824, Register's Office for Davidson, Tennessee. Subject to rights of others in and to common areas/elements. Subject to lien for special assessment contained in DCCR's/Master Deed. Subject to HOA dues- if any.
c. 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 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 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 1st day of November, 2023.

CK Flips 615 LLC, a Tennessee Limited Liability Company

By: _____
Connor Kennedy, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared Connor Kennedy, Sole Member of CK Flips 615, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of CK Flips 615, the within named bargainor, a Limited Liability Company, and that such Connor Kennedy, Sole Member of CK Flips 615 as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, this 1st day of November, 2023.

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Signature
My commission expires: 11-5-2024

File #: 23-431
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Scott Hubbard, 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

11/1/23.

Date

A. Scott Hubbard

Affiant Signature

November 1, 2023

State of TN
County of Williamson

Sworn to and subscribed before me this 1st day of November, 2023

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)