TURN TO:
EMIER ESCROW, LLC
1 HILLSBORO ROAD, STE 300
SHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1132870
05/09/2024 11:22:41 AM
Fees: $23.00 Taxes: $1,147.00

Davidson County
DEEDWARR
4 pgs

20240509-0034203

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Exp. April 27, 2025 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CK Flips 615, LLC	Same as new owner	
(NAME)	(NAME)	034-06-0-018.00
5715 Brentwood Trace		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Donna Jean Neely, Tina Shaw, and Frank Delano Primm, Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CK FLIPS 615, LLC**, 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:

Certain real estate in Davidson County, Tennessee, as follows: Being Lot No. 43 on the Plan of Shepherd Hills, Section No. 2, as of record in Book 2900, Page 12, Register's Office for Davidson County, Tennessee.

Said lot fronts 140.66 feet on the east side of Cude Lane and runs back 300.4 feet on the north line and 200 feet on the south line, to a dead line in the rear, which is a broken line, on which is measures 182.6 feet.

Being the same property conveyed to Joe B. Scruggs and wife, Jo Ann Scruggs by Warranty Deed from Ella DeLoach of record in Book 4511, page 236, Register's Office for Davidson County, Tennessee, dated June 10, 1971 and recorded on June 15, 1971. The said Joe B. Scruggs has since died, vesting title solely in Jo Ann Scruggs as surviving tenant.

The said Jo Ann Scruggs having died on or about October 16, 2023, with the Estate of Jo Ann Scruggs being administered under Case No. 23P2147, in the Probate Court of Davidson County, Tennessee at Nashville. Donna Jean Neely, Tina Renee Bromley n/k/a Tina Shaw, and Frank Delano Primm, Jr. are the heirs at law of the Estate of Jo Ann Scruggs. See affidavit of heirship of record in Instrument No. 20240509-0034202, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 207 Cude Lane, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 6th day of May, 2024

TINA SHAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Tina Shaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of May, 2024.

Commission expires:

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 27, 2025
COUNTY OF WILLIAMSON

Notary Public

Witness my hand this 6th day of May, 2024

DONNA NEELY

TINA SHAW

FRANKLIN DELANO PRIMM, JR.

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Donna Neely, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of May, 2024.

Commission expires: 09/08/2025

MARCY BURRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Tina Shaw and Franklin Delano Primm, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of May, 2024.

Commission expires:

Notary Public

Witness my hand this 7th day of May, 2024

FRANKLIN DELANO PRIMM, JR.

STATE OF FLORIDA
COUNTY OF Bay

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Franklin Delano Primm, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of May, 2024.

Commission expires: NOTARY PUBLIC STATE OF FLORIDA
Official Notary Seal
BEVERLY SHEAN
Commission No. HH 92386
Comm. Expires 05/6/25

Notary Public