Karen Johnson Davidson County Batch# 1176077 DEEDWARR 08/30/2024 03:27:30 PM 3 pgs Fees: $18.00 Taxes: $1,479.63 20240830-0067160	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $399,900.00. Affiant Subscribed and sworn to before me, this 29th day of August, 2024. Notary Public My commission expires:_____ (Notary Stamp)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

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:
Renee Wehring and Leonard Steven Boling	**New Owner**	**034-06-0-018.00**
207 Cude Lane		
Nashville, TN 37115		

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

Renee Wehring and Leonard Steven Boling, wife and husband

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 Nos. 207, on the Plan of TWOHUNDREDSEVEN CUDE LANE, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240822-0064699, 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 a portion of 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. 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 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 ALSO: Affidavit of heirship of record in Instrument No. 20240509-0034202, in the Register's office for Davidson County, Tennessee.

Being part of the same property conveyed to CK Flip 615, LLC by Warranty Deed from Donna Jean Neely, Tina Shaw, and Frank Delano Primm, Jr. of record in Instrument No. 20240509-0034203 Register's Office for Davidson County, Tennessee, dated May 06, 2024 and recorded on May 09, 2024.

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 2900, Page 12, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Book 2452, Page 41, Register's Office for Davidson County, Tennessee.
d. Utility Easement and Maintenance Agreement of record in Instrument No. 20240708-0050646, in the Register's Office for Davidson County, Tennessee.

e. Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Book 5593, Page 468, in the Register's Office for Davidson County, Tennessee.
f. 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 207 Cude Lane, Nashville, TN 37115.

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 29th day of August, 2024.

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, LLC 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, LLC the within named bargainor, a Limited Liability Company, and that such Connor Kennedy, Sole Member of CK Flips 615 LLC 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 29th day of August, 2024.

A. Scott Hubbard
Notary Signature
My commission expires: 11-5-2024

A SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 24-363
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **August 29, 2024**.

Date

D Hardwick

Affiant Signature

August 30, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 7/4/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026