Karen Johnson
Batch # 1247774
03/19/2025 08 59 06 AM
Fees $13 00 Taxes $555 00

Davidson County
DEEDWARR
2 pgs

20250319-0019360

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES ~~MARCH 3, 2026~~ 5/6/26

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2026

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| CK FLIPS 615 LLC | SAME | 082-04-0-437.00 |
| (NAME) 612 COBERT LN | (NAME) | 082-04-0-436.00 |
| (ADDRESS) FRANKLIN, TN 37064 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *WARRANTY DEED*

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MISTY MEADOWS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

**Tract 1: 889 Granada Ave., Nashville, TN 37206 – Map & Parcel #082-04-00-437.00**

Land in Davidson County, Tennessee, being Lot 5, as shown on the map entitled Map of Carter Lane Place, of record in Plat Book 547, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION OF LOT 5 DESCRIBED IN THE DEED TO THE STATE OF TENNESSEE RECORDED IN BOOK 4075, PAGE 706, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Being a portion of the same property conveyed to DEEDEE BRICKNER AND HUSBAND, STEPHEN M. BRICKNER, by deed from COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No 20071212-0143216, dated December 10, 2007, said Register's Office.

Being a portion of the same property conveyed to MISTY MEADOWS PROPERTIES, LLC FROM DEEDEE BRICKNER AND HUSBAND, STEPHEN M. BRICKNER, by quitclaim deed of record in Instrument No 20080617-0062260, dated June 3, 2008, said Register's Office.

For further reference, see quitclaim deed to re-establish existing underlying lot lines and to obtain separate map and parcel numbers from Misty Meadows Properties, LLC to Misty Meadows Properties, LLC of record in Instrument No 20250109-0002085, dated January 9, 2025, said Register's Office

**Tract 2: 1104 McFerrin Ave., Nashville, TN 37206 – Map & Parcel #082-04-0-436.00**

Land in Davidson County, Tennessee, being Lot 4, as shown on the map entitled Map of Carter Lane Place, of record in Plat Book 547, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION OF LOT 4 DESCRIBED IN THE DEED TO THE STATE OF TENNESSEE RECORDED IN BOOK 4064, PAGE 867, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being a portion of the same property conveyed to DEEDEE BRICKNER AND HUSBAND, STEPHEN M. BRICKNER, by deed from COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20071212-0143216, dated December 10, 2007, said Register's Office

Being a portion of the same property conveyed to MISTY MEADOWS PROPERTIES, LLC FROM DEEDEE BRICKNER AND HUSBAND, STEPHEN M. BRICKNER, by quitclaim deed of record in Instrument No 20080617-0062260, dated June 3, 2008, said Register's Office.

For further reference, see quitclaim deed to re-establish existing underlying lot lines and to obtain separate map and parcel numbers from Misty Meadows Properties, LLC to Misty Meadows Properties, LLC of record in Instrument No. 20250109-0002085, dated January 9, 2025, said Register's Office

This conveyance is subject to matters shown on the Plan of record in Plat Book 547, page 105; Easement of record in Book 4064, page 867 (Lot 4) and Book 4075, page 706 (Lot 5); Sanitary Sewer Easement of record in Book 2140, page 276 (Lot 4) and Book 2140, page 286 (Lot 5); and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( X )
This is improved( ) property, known as **889 GRANADA AVE. & 1104 MCFERRIN AVE., NASHVILLE, TN 37206**
(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; 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 11th day of March, 2025.

**MISTY MEADOWS PROPERTIES, LLC**
**A Tennessee Limited Liability Company**

[redacted]
**BY: DEEDEE BRICKNER, SOLE MEMBER**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **DEEDEE BRICKNER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Sole Member of **MISTY MEADOWS PROPERTIES, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that she as such Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **MISTY MEADOWS PROPERTIES, LLC,** by herself as such Sole Member.

Witness my hand and official seal at Nashville, Tennessee this 11th day of March, 2025

**My Commission expires: MARCH 3, 2026**

**Notary Public**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**Return to:**
**Rudy Title and Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**
**FILE #. M-PM-24-889**