QUITCLAIM DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

W-PM-24-889

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Local Fox LLC, A Tennessee Limited Liability Company	**NEW OWNER**	
(NAME)	(NAME)	**08204043600**
3110 Forrest Park Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CK FLIPS 615 LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **LOCAL FOX LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

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

Being the same property conveyed to CK Flips 615 LLC, A Tennessee Limited Liability Company of record in Instrument No 20250319-0019360, Register's Office for Davidson County, Tennessee

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **unimproved** property known as **1104 McFerrin Ave, Nashville, Tennessee 37206**

Karen Johnson
Batch # 1247774
03/19/2025 08 59 06 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250319-0019362

Witness my/our hand(s) this the 12 day of March, 2025

CK Flips 615 LLC

BY _____
Connor Kennedy
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CONNOR KENNEDY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of CK FLIPS 615 LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 12th of March, 2025

_____
Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212