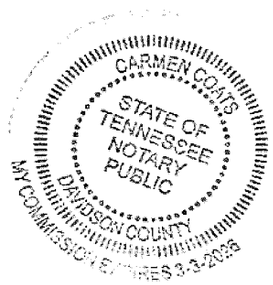
Karen Johnson Davidson County
Batch# 1281396 DEEDWARR
06/04/2025 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20250604-0043843

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $615,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2025.

Notary Public

My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
CKB, LLC	New Owner(s)	091-06-2R-001.00CO
19202 Bengal Court		
Baton Rouge, LA 70817		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KATHERINE ANSLEY GOODHEART, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CKB, LLC, A LOUISIANA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. A on the Plan of 5601 Pennsylvania Avenue, a Horizontal Property Regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240708-0051026, 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 part of the same property conveyed to William L. Crocker and wife Nellie V. Crocker by Cash Deed for Tennessee from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 8841, page 20, Register's Office for Davidson County, Tennessee, dated January 13, 1993 and recorded on January 14, 1993.

Being part of the same property conveyed to Stephanie D. Crocker, Constance L. Williams and Scott Nickens by Quitclaim Deed from William L. Crocker and wife Nellie V. Crocker of record in Book 9609, page 34, Register's Office for Davidson County, Tennessee, dated January 20, 1995 and recorded on March 02, 1995.

Being part of the same property conveyed to Stephanie D. Crocker by Quitclaim Deed from Stephanie D. Crocker, Scott Nickens and Constance L. Williams of record in Instrument No. 20120914-0083462 Register's Office for Davidson County, Tennessee, dated August 30, 2012 and recorded on September 14, 2012.

Being part of the same property conveyed to Peak Development Group, LLC, a Tennessee limited liability company by Warranty Deed from Stephanie D. Crocker, a single woman, dated July 3, 2024 and recorded July 8, 2024 in Instrument No. 20240708-0051024, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Katherine Ansley Goodheart by Warranty Deed from Peak Development Group, LLC, a Tennessee limited liability company of record in Instrument No. 20240805-0059125 Register's Office for Davidson County, Tennessee, dated July 31, 2024 and recorded on August 05, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5601 Pennsylvania Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of May, 2025.

Katherine Ansley Goodheart

Katherine Ansley Goodheart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Katherine Ansley Goodheart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

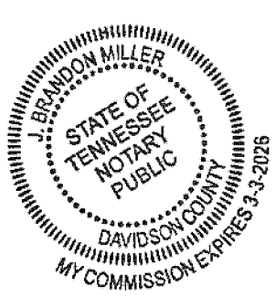
Witness my hand and seal this 30th day of May, 2025.

J. B. M

Notary Public

My Commission Expires:

3-3-26



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 30. 2025.

Affiant Signature

4th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202506040043843