Karen Johnson Davidson County
Batch# 1311339 DEEDWARR
08/18/2025 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20250818-0065701

WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

JM-MREI-25-1427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: (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)
CK Flips 615, LLC and **NPK Investments, LLC**	**NEW OWNER**	
(NAME) **612 Cobert Lane**	(NAME)	**105-05-0-076.00**
(ADDRESS) **Franklin, TN 37064**	(ADDRESS)	
(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, **HELEN LAWSON, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CK FLIPS 615, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND NPK INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The Following described tract or parcel of land to wit:

Being Lots Nos. 17 and 18 on the Map of Shields Subdivision of Lot No. 49, O. B. Hayes, as of record in Book 421, page, 22, Register's Office for said County.

Said lots adjoin and front 55 feet on the westerly side of 15th Avenue South and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Theodore J. Lawson and wife, Naomi B. Lawson by Warranty Deed from The Metropolitan Development and Housing Agency, a public body and a body corporate and politic created under the provisions of the "Housing Authorities Law" of Tennessee, acting by and through its duly elected officers who are authorized so to do by resolution of its Board of Commissioners of record in Book 4859, page 135, Register's Office for Davidson County, Tennessee, dated September 28, 1974 and recorded on October 10, 1974.

The said Naomi B Lawson having since died on April 27, 1992. Her interest in the subject property vested at death in her husband Theodore J. Lawson as surviving tenant by the entirety.

The said Theodore J. Lawson having since died intestate on June 13, 2007. His interest in the subject property vested at death in his heir at law, Theodore J. Lawson, Jr, as evidenced by Affidavit of Heirship of record in Instrument Number 20241017-0080785 and ——202508180065700—— in the Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Sheryl Guinn, Trustee by Quitclaim Deed from Theodore J. Lawson, Jr. of record in Instrument No. 20250218-0011813, Register's Office for Davidson County, Tennessee, dated November 21, 2024, and recorded on February 18, 2025 and within the same deed the said Sheryl Guinn, Trustee conveyed his interest in the subject property to Theodore J. Lawson, Jr. and wife Helen Lawson. Corrected by Scrivener's Affidavit recorded in Instrument No. 20250310-0018023.

The said Theodore J. Lawson Jr., having since died on July 11, 2025. His interest in the subject property vested at death in Helen Lawson as surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- All matters shown on the Plan of record in Plat Book 421, Page 22, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4859, Page 135, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page 723, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **1427 15th Ave S, Nashville, Tennessee 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF AUGUST, 2025.

Helen Lawson

Helen Lawson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of August, 2025.

Notary Public
My Commission Expires: 03-10-26
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

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

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 8/15/25 (date of document).

Affiant Signature

Date 8/18/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2025