# WARRANTY DEED

Karen Johnson
Batch # 1335507
10/17/2025 03 40 13 PM
Fees $13 00 Taxes $296 00

Davidson County
DEEDWARR
2 pgs

20251017-0083085

W-CK-25-209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

**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) |
|---|---|---|
| **Redwood Builders, LLC** | **SAME AS NEW OWNER** | |
| (NAME) | (NAME) | |
| **618 N Main St.** | | **034-06-0D-002 00** |
| (ADDRESS) | (ADDRESS) | |
| **Goodlettsville, TN 37072** | | |
| (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), has/have bargained and sold, and by these presents do/does transfer and convey unto **REDWOOD BUILDERS, 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

Land in Davidson County, Tennessee, being Unit No 209 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 part 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

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 Flips 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 subject to
- Taxes for the year 2026 and subsequent years
- All matters shown on the Plan of record in Book 2900, Page 12, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 20240822-0064699, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 2452, Page 41, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage (appears to contain typo in lot number) of record in Book 5593, Page 468, in the Register's Office for Davidson County, Tennessee
- Utility Easement and Maintenance Agreement of record in Instrument Number 20240708-0050646, 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 **209 Cude Ln, Madison, Tennessee 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 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 16th DAY OF OCTOBER, 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 16th of October, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)

MARGARET R MANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029
DAVIDSON COUNTY

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