WARRANTY DEED

Karen Johnson
Batch # 1352881
12/02/2025 02 18 31 PM
Fees $13 00 Taxes $425 50

Davidson County
DEEDWARR
2 pgs

20251202-0095514

W-LF-25-804B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF NOVEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 5/6/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2028

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)
Ratliff Real Estate, LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
204 Point E Dr		**093-04-0H-002 00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **LOCAL FOX, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND 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 **RATLIFF REAL ESTATE, 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 B on the Plan of 804 Shelby 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 20250307-0017520, 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 a portion of the same property conveyed to Local Fox LLC, a Tennessee Limited Liability Company and CK Flips 615 LLC, a Tennessee Limited Liability Company by Warranty Deed from It's A Money Mindset Financial Coaching, LLC, a Wyoming Limited Liability Company of record in Instrument No 20250220-0012247 Register's Office for Davidson County, Tennessee, dated February 14, 2025 and recorded on February 20, 2025

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- All matters shown on the Plan of record in Plat Book 21, Page 60, Register's Office for Davidson County, Tennessee
- Master Deed establishing a Horizontal Property Regime of 804 Shelby Avenue of record in Instrument Number 20250307-0017520, Register's Office for Davidson County, Tennessee
- Charter of record in Instrument Number 20250429-0032963, in the Register's Office for Davidson County, Tennessee
- Utility Easement of record in Instrument Number 20250708-0053676, 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 **804 B Shelby Ave, Nashville, Tennessee 37206**

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 25th DAY OF NOVEMBER, 2025

Local Fox, LLC

BY _____
John Gleaves
Authorized Agent

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, JOHN GLEAVES, 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 AUTHORIZED AGENT of LOCAL FOX, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 25th of November, 2025

_____
Notary Public
My Commission Expires. _____
(SEAL)

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

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 25th of November, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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