Karen Johnson Davidson County
Batch# 1360466 DEEDWARR
12/22/2025 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20251222-0101343

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $600,000.00

Affiant

Subscribed and sworn to before me, this 18th day of December, 2025.

Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
CK FLIPS 615 LLC		**12901005200**
4018 Aspen Grove Dr. Unit B23 Franklin, TN 37067		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

James Marc Bernard Verdier, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CK FLIPS 615 LLC

HEREINAFTER CALLED THE GRANTEES, 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 lot No. 878, Plan of West Meade Farms, Inc, Section XI, of record in Plat Book 2331, Pages 102 & 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to James Marc Bernard Verdier, by Quitclaim Deed from James Marc Bernard Verdier, Executor of the Estate of Stephen Daniel Williams, dated May 11, 2021, of record in Instrument No. . 20210514-0065061, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Stephen Williams, by Warranty Deed from Thomas Gibson and Patricia Soto Pliego, husband and wife, dated May 9, 2014, of record in Instrument No. 20140513-0041058, in the Register's Office. Stephen Williams died testate in 2019. James Marc Bernard Verdier was appointed Executor of the Estate of Stephen Williams, by Letters Testamentary, dated January 27, 2020. Andrew Brooks enters into the execution of this instrument to convey any and all marital interest in the said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 6538 Rolling Fork Dr, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

James Marc Bernard Verdier Date: 12/17/25

Andrew Brooks Date: 12/17/25

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, James Marc Bernard Verdier and Andrew Brooks, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December 2025.

NOTARY PUBLIC

My Commission Expires: 5/8/29

MARY B LEEDOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05/08/2029

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/17/25 (date of document).

Jennifer Russell
Affiant Signature

12/18/25
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

