| RECORDING INFO | STATE OF TENNESSEE )<br>COUNTY OF Davidson )<br><br>The actual consideration for this transfer or value of property transferred (whichever is greater) is $500,000.00.<br><br>Affiant<br><br>Sworn to and subscribed before me this 23rd day of December, 2025.<br><br>Notary Public<br><br>My Commission Expires: |
|---|---|
| Karen Johnson Davidson County<br>Batch # 1361832 DEEDWARR<br>12/29/2025 10:15:27 AM 2 pgs<br>Fees: $13.00 Taxes: $1,850.00<br>20251229-0102582<br><br>Return to:<br>Rudy Title and Escrow, LLC<br>2012 21st Avenue South<br>Nashville, TN 37212<br>FILE #: W-CK-25-1207 | |
| PREPARED BY ~~AND RETURN TO:~~<br>Valerie Webb & Associates PLLC<br>3037A Highway 31W<br>P.O. Box 887<br>White House, TN 37188 | |

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028

## GENERAL WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map/Parcel Number(s): |
|---|---|---|
| Ck Flips 615, LLC, a Tennessee limited liability company<br>4025 Aspen Grove Dr.<br>Franklin, TN 37067 | New Owner(s) | 072 03 0 321.00 |

THIS GENERAL WARRANTY DEED is made and effective as of the 23rd day of December, 2025 (the "***Effective Date***"), by and between:

**PATSY FANN, an unmarried woman** ("***Grantor***"); and

**CK FLIPS 615, LLC, a Tenessee Limited Liability Company** ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

**Situated in Davidson County, Tennessee, being the Westerly 20 feet of Lot No. 73 and the Easterly 50 feet of Lot No. 74, on the plan of INGLEWOOD PLACE, which plan is of record in Plat Book 332, Page 101, Register's Office for said County.**

**Said Westerly 20 feet of Lot No. 73 and the Easterly 50 feet of Lot No. 74 front together 70 feet on the Northerly side of Shelton Avenue and run back between parallel lines, 189.75 feet to a dead line.**

**Being the same property conveyed to Patsy Fann, by Warranty Deed from Administrator of the Estate of the Etha Belle Anderson, Being William Howard Anderson, of record in Book 9131, Page 354, in the Register's Office of Davidson County, Tennessee, dated October 27, 1993, and recorded on October 29, 1993.**

**This instrument is being executed on behalf of Patsy Fann by Donato D'Elia, her lawful Attorney in Fact, pursuant to that certain Durable Power of Attorney, of record as Instrument No. 20250818-0065682, Register's Office for Davidson County, Tennessee.**

This is improved property commonly known as 1207 Shelton Avenue, Nashville, TN 37216.

This conveyance is being made subject to (i) taxes for the year 2026, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.

2. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of INGLEWOOD PLACE, as recorded in Plat Book 332, Page(s) 101.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

**IN WITNESS WHEREOF,** Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

**GRANTOR:**

Patsy Fann by Donato D'Elia
Patsy Fann, by Donato D'Elia, Attorney in Fact
Attorney in Fact

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, Donato D'Elia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the within instrument for the purposes therein contained and who further acknowledged himself to be the Attorney in Fact of Patsy Fann, and being so authorized, executed the same as the free act and deed of Patsy Fann.

Witness my hand, at office, this 23rd day of December, 2025.

Notary Public

My Commission Expires: 2/29/2028

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY