3,104,000.00

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1362996 DEEDWARR
12/30/2025 01:08:28 PM 2 pgs
Fees: $13.00 Taxes: $11,484.80

20251230-0103674

JTG-CI-25-825B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,104,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 6-8-2027
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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)
The Jeff and Lynne Walker Trust	**New Owner**	
(NAME)	(NAME)	**118 02 0 276.00**
825B Kirkwood Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **CR BEACH DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE JEFF AND LYNNE WALKER TRUST,** 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 Lot No. 3 on the Plan of Resubdivision of the Northerly Part of Lot 32, Plan of Jos. Vaulx Farm of record in Plat Book 3842, Page 168, 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 Chesnut Infill GP, a Tennessee General Partnership by Special Warranty Deed from Peggy F. Harris of record in Instrument No. 20220308-0025927 Register's Office for Davidson County, Tennessee, dated February 28, 2022 and recorded on March 08, 2022.

Being a portion of the same property conveyed to CR Beach Development LLC by Quitclaim Deed from Chesnut Infill GP, a Tennessee General Partnership of record in Instrument No. 20230410-0025559 Register's Office for Davidson County, Tennessee, dated April 05, 2023 and recorded on April 10, 2023.

This conveyance is subject to:
- Taxes for the year 2026, and all subsequent years, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3842, Page 168, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20240813-0061173, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20240813-0061171, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20250812-0064161, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **825B Kirkwood Ave, Nashville, Tennessee 37204**.

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 29 DAY OF DECEMBER, 2025.

CR Beach Development, LLC, a Florida limited liability company

BY:_____
John Gleaves
Authorized Agent

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 CR BEACH DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY 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 29th of December, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
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