This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25240-DJ

Karen Johnson Davidson County
Batch# 1415721 DEEDWARR
05/05/2026 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260505-0040327

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2026.

Notary Public
My Commission Expires: 1/22/30

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
CK Flips 615 LLC 612 Cobert Lane Franklin, TN 37064 Attn: Connor Kennedy	New Owner	096-01-0-076

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Danielle Mee, heir at law of Mary Greer Mee**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CK Flips 615 LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), its successors 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. 3 on the Plan of the Resubdivision of Lots Nos. 1 to 10 inclusive in Bluefields, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, January 31, 1941, as follows:

BEGINNING on the northerly margin of Bluefield Avenue at the southeast corner of the property conveyed to Margaret Glasgow Stanford by deed from R. D. Stanford, Jr., Trustee, of record in Book 1195, page 249, Register's Office for said County; thence with the northerly margin of said Avenue eastwardly 75 feet to the corner of Lots 3 and 4; thence with the line between said two lots, northeastwardly 290 feet, more or less, to the southerly margin of the Lebanon Road Viaduct; thence with same westwardly 83.7 feet to the northeast corner of said property conveyed to Margaret Glasgow Stanford; thence with the easterly line of same southwestwardly 265 feet, more or less, to the beginning.

INCLUDED in the above description but specifically EXCLUDED therefrom is the property conveyed in fee simple to the State of Tennessee by Right of Way Deed from James W. Manley and wife, Margaret C. Manley, of record in Book 2704, page 415, said Register's Office, and further described as follows:

BEGINNING at a point in the northwest corner of a tract of land conveyed to James W. Manley and wife, Margaret C. Manley, as of record in Book 2485, page 91, R.O.D.C., Tenn., said point also being in the south right-of-way line of Lebanon Road; thence south with Manley's west property line 15.3 feet plus or minus to a point; thence eastwardly with a line 15 feet south of and parallel to Manley's north property line 83.7 feet to a point in Manley's east property line; thence northerly with Manley's east property line 15.3 feet plus or minus to Manley's northeast corner; thence westerly with Manley's north property line the same being the south right-of-way line of Lebanon Road 83.7 feet plus or minus to the point of beginning and containing 1,256 square feet more or less.

AND:

INCLUDED in the above description but specifically EXCLUDED therefrom is the property conveyed to the State of Tennessee for Right of Way Easement by Final Consent Judgment from Carl Paul Goodman, Jr., et ux Frances J. Goodman, of record in Book 4925, page 143, said Register's Office, and further described as follows:

BEGINNING at the point of intersection of the south margin of State Route 24 and the west boundary of the Martha Inez Jackson property, thence along the said west boundary South 34 degrees 46 minutes West 6 feet, more or less, to a point, thence North 78 degrees 45 minutes West 85 feet, more or less, to a point in the said south margin, thence along the said south margin, South 81 degrees 44 minutes East 87 feet, more or less, to the point of beginning and containing 0.006 acres.

Being the same property conveyed to Mary Greer Mee by Warranty Deed from John Thurman Mann and wife, Yvonne Evans Mann, dated July 13, 1977, recorded July 14, 1977, of record in Book 5171, page 276, Register's Office for Davidson County, Tennessee. Mary Greer Mee died February 28, 2023. Pursuant to the Affidavit of Heirship recorded in Instrument No. 202605050040326, title is vested in Danielle Mee as surviving heir at law of Mary Greer Mee.

This is improved property located at: **2604 Bluefield Avenue, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of May, 2026.

GRANTOR:

Danielle Mee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Danielle Mee, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of May, 2026.

STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires Nov. 17, 2029

Notary Public
My Commission expires: 11/17/2029

I, Kirsten Virden, 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 05/01/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 05/01/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of May, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM