WARRANTY DEED

Karen Johnson Davidson County
Batch# 1426995 DEEDWARR
06/01/2026 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $747.40
20260601-0049247

W-CK-26-115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 6-8-27
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHATHAM

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)
CK Flips 615 LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**026-07-0-046.00**
4018 Aspen Grove Dr, B23		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, **JAMES W. WALKER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CK FLIPS 615 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 152, on the Plan of Windsor Green, Phase 1, Section 11, of record in Plat Book 6250, Page 45, and corrected in Book 7205, Page 890, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Timothy Edward Walker by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C. his successors of record in Instrument No. 20131125-0120757 Register's Office for Davidson County, Tennessee, dated November 22, 2013 and recorded on November 25, 2013.

Being simultaneously recorded herewith, Marian Adams having conveyed her interest in the subject property to James W. Walker by Quitclaim Deed of record in Instrument No. 202606010049246 , Register's Office for Davidson County, Tennessee. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 45, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6406, Page 929, Register's Office for Davidson County, Tennessee.
- Charter of Windsor Green Services Homeowner's Association of record in Book 6396, Page 542, as amended by Book 8192, Page 65, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Windsor Green Homeowner's Association of record in Book 7864, Page 369, in the Register's Office for Davidson County, Tennessee.
- Easement to Madison Suburban Utility District of record in Book 4377, Page 94 and Book 6636, Page 824, in the Register's Office for Davidson County, Tennessee.
- Subject to TVA Easement of record in Book 2487, Page 227 and Book 3067, Page 181, 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 **improved** property known as: **115 Butterfield Ct, Goodlettsville, Tennessee 37072**.

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 27th DAY OF MAY, 2026.

James W. Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES W. WALKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2026.

Notary Public
My Commission Expires: 6-8-27
(SEAL)

COUNTY OF CHEATHAM
LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC

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

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 5/27/26.

Date

Affiant Signature

5/28/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of May, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

JACOB MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028