Karen Johnson Davidson County
Batch# 1429630 DEEDWARR
06/09/2026 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20260609-0051759

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-9203-AP

STATE OF TENNESSEE
COUNTY OF Davidson

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

The actual consideration or value, whichever is greater, for this transfer is $535,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of June, 2026.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
CK Flips 615 LLC 4018 Aspen Grove Drive B23 Franklin, TN 37067	New Owner	072-13-0-164

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Therese Marie Plante, Trustee of Therese M Plante Living Trust dated December 29, 2025** (individually and/or collectively, "Grantor"), transfer and convey unto **CK Flips 615 LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, described as being the westerly 100 feet of Lots Nos. 97 and 98, on the Revised Plan of part of Trevecca Subdivision of Renraw, of record in Book 421, Page 169, Register's Office of Davidson County, Tennessee. Said part of Lots Nos. 97 and 98 front together 100 feet on the easterly side of Brasher Avenue and run back between parallel lines with the southerly margin of McClurkan Avenue, 100 feet to a dead line.

Being part of the same property conveyed to Robert M. Mauk and wife, Therese M. Plante by Warranty Deed from Paul M. Brooks and wife, Elizabeth Ann Brooks, dated January 29, 1996 and recorded February 14, 1996 in Book 9947, Page 788, Register's Office of Davidson County, Tennessee.

Robert M. Mauk having since died on September 24, 2025, leaving Theresa M. Plante as surviving tenant by the entirety.

Being the same property conveyed to Therese Marie Plante, Trustee of The Therese M. Plante Living Trust, established by the Revocable Trust of Theresa M. Plante dated December 29, 2025, by Quitclaim Deed from Theresa M. Plante, dated December 29, 2025 and recorded January 5, 2026 in Instrument No. 20260105-0000401, Register's Office of Davidson County, Tennessee.

This is improved property located at: **916 McClurkan Avenue, Nashville, TN 37206**

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 Grantee, their heirs and assigns forever; and we do covenant with the said Grantee 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, 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 4th day of June, 2026.

GRANTOR:

Therese M Plante Living Trust dated December 29, 2025

By: Therese Marie Plante
Therese Marie Plante, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Therese Marie Plante, 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 she is the Trustee of of Therese M Plante Living Trust dated December 29, 2025, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of June, 2026.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

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 6/4/26.

Date

Affiant Signature

6/5/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of June, 20 26.

Notary's Signature

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

My Commission Expires: _____

Date

Notary's Seal (if on paper)