WARRANTY DEED

Karen Johnson
Batch # 1453327
08/03/2026 02:10 PM
Fees: $13.00 Taxes: $610.50

Davidson County
DEEDWARR
2 pgs

20260803-0071324

W-CK-26-916B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/6/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2028

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)
Jack Kang	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**072131V00200CO**
587 Gingerwood Ln		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, **CK FLIPS 615 LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACK KANG, MARRIED,** 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:

The premises herein insured is a condominium apartment, UNIT B, established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of NINEHUNDREDFOURTEEN MCCLURKAN Condominiums, of record in Instrument 20260702-0059982 in the Register's Office for Davidson County, Tennessee.

Being 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 of record in Book 9947, Page 788, Register's Office for Davidson County, Tennessee, dated January 29, 1996 and recorded on February 14, 1996.

Robert M. Mauk having died on or about September 24, 2025.

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

Being the same property conveyed to CK Flips 615 LLC by Warranty Deed from Therese Marie Plante, Trustee of Therese M. Plante Living Trust dated December 29, 2025 of record in Instrument No. 20260609-0051759 Register's Office for Davidson County, Tennessee, dated June 4, 2026 and recorded on June 9, 2026.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 421, Page 169, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of NONEHUNDREDFOURTEEN MCCLURKAN of record in Instrument Number 20260702-0059982, Register's Office for Davidson County, Tennessee.
- Easement for Sewer, recorded in Instrument No. 20260803-0071323, Register's Office for Davidson, County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **916 B McClurkan Ave, Nashville, Tennessee 37206**.

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 30th DAY OF JULY, 2026.

CK Flips 615 LLC

BY: _____
Connor Kennedy
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CONNOR KENNEDY, 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 SOLE MEMBER of CK FLIPS 615 LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of July, 2026.

_____
Notary Public
My Commission Expires: 7-2-29
(SEAL)



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